RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014424 DEEDWARR
Recvd: 02/27/15 10:45 2 pgs
Fees:13.00 Taxes:555.00
20150227-0017009

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

NOTARY PUBLIC

My commission expires: 1/20/2019

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Development Group, LLC P.O. Box 431 Fremont, MI 49412	Same address as new owner	073-09-0-264.00/ 237.00/265.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS A. DUNCAN, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **URBANGATE DEVELOPMENT GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Parcel 1: (073-09-0-264.00 / 2347 Cooper Terrace)

Being Lot No. 12B, on the Plan of Zone Lot division of Lots 9, 12, 17, 19, 20, and 21, Cooper Lane Estates, as shown on plat of record in Plat Book 6900, Page 210, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Thomas Duncan, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-6, dated April 21, 2006 and recorded on May 12, 2006, of record in Instrument No. 20060512-0055681, in the Office aforesaid.

Parcel 2: (073-09-0-237.00 / 2349 Cooper Terrace)

Being Lot No. #13-A on the Plan of Zone Lot Division of Lot 13 Cooper Lane Estates of record in Plat Book 5200, Page 567; and amended in Plat Book 6200, Page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the property conveyed to Thomas A. Duncan, married, by Deed dated May 19, 2005 and recorded on June 1, 2005, of record in Instrument No. 20050601-0061694, in the

Register's Office of Davidson County, Tennessee.

Parcel 3: (073-09-0-265.00 / 2351 Cooper Terrace)

Being Lot No. #13-B on the Plan of Zone Lot Division of Lot 13 Cooper Lane Estates of record in Plat Book 5200, Page 567; and amended in Plat Book 6200, Page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the property conveyed to Thomas A. Duncan, married, by Deed dated May 19, 2005 and recorded on June 1, 2005, of record in Instrument No. 20050601-0061694, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 2347, 2349, & 2351 Cooper Terrace, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Upon oath, Thomas Duncan warrants, covenants and certifies that he is one and the same person as Thomas A. Duncan.

These properties were not the marital residence of the Grantor herein, and as such are not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of February, 2015.

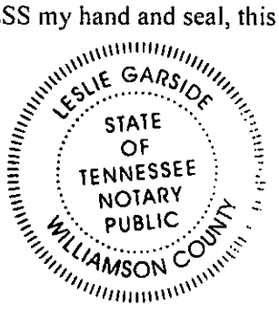
Thomas A. Duncan

THOMAS A. DUNCAN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas A. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of February, 2015.



Leslie Garside

Notary Public

My commission expires: 1/20/2019