BILL GARRETT, Davidson County
Trans: T20150021344 DEEDWARR
Recvd: 03/24/15 11:04 2 pgs
Fees: 13.00 Taxes: 166.50
20150324-0025185

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

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015. NOTARY PUBLIC My commission expires: 1/20/19

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	081-02-0-159.00 & 081-15-0-340.00

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and 00/100 Dollars ($45,000.00), 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, **TONY W. CLAIBORNE AND MARY DARLENE CLAIBORNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have 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), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Parcel I: 1722 Simpkins Street, Nashville, TN 37208 (Map/Parcel: 081-02-0-159.00)
Land in Davidson County, Tennessee, being Lot Number 8 on the Plan of John A. Belle Subdivision of the Mary J. Fox Land, as of record in Book 332, Page 41, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tony W. Claiborne and Mary Darlene Claiborne, husband and wife, by Special Warranty Deed from U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, dated March 5, 2009 and recorded March 13, 2009, of record in Instrument Number 20090313-0022965, in the Register's Office of Davidson County, Tennessee.

Parcel II: 1600 B Knowles Street, Nashville, TN 37208 (Map/Parcel: 081-15-0-340.00)

Land in Davidson County, Tennessee, being Lot No. 2 on the final plat of the re-subdivision of Lot Nos. 17 and 18 of the Underwood Plan of record in Instrument No. 20030528-0072126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony Claiborne and Mary Darlene Claiborne, husband and

wife, by Quit Claim Deed dated May 28, 2010 and recorded May 28, 2010, of record in Instrument No. 20100528-0041367, in the office aforesaid.

BEING also the same property conveyed to Tony Claiborne, by Deed dated March 17, 2010 and recorded April 5, 2010, of record in Instrument No. 20100405-0024888, in the Office of the Register of Deeds of Davidson County, Tennessee.

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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

TONY W. CLAIBORNE A/K/A TONY CLAIBORNE

MARY DARLENE CLAIBORNE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Tony W. Claiborne and Mary Darlene Claiborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/2019