RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH150251

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041886 DEEDWARR
Recvd: 05/29/15 14:28 4 pgs
Fees:23.00 Taxes:518.00
20150529-0049838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

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

BRANT L. GRANTHAM STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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	

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and 00/100 Dollars ($140,000.00), 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 STEPHEN JONES AND DONNA L. CHAFFIN AND OLIVIA STUBBLEFIELD**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **URBANGATE DEVELOPMENT GROUP, LLC**, 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:

PROPERTY ONE:

Being Lot No. 5 of Block "B" on the Plan of Eastview Subdivision of the Schwab Property, as of record in Book 547, page 64, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of the Dickerson Road and runs back 170 feet on the northerly line and 166 feet on the southerly line to a dead line, and shows 50 feet on said dead line.

BEING A PART OF the same property conveyed to Thomas Stephen Jones, Donna Lynn Chaffin and Olivia Ellen Stubblefield, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026761, in the Office of the Register of Deeds of Davidson County, Tennessee.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: Dickerson Pike, Nashville, Tennessee 37207
Current Parcel ID No: 07115009600

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PROPERTY TWO:

Being Lot No. 4 of Block "B", Eastview Subdivision of the Shwab Property, as of record in Book 547, Page 64, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of the Dickerson Road and runs back on the northerly line 166 feet on the southerly line 162 feet to a dead line and shows 50 feet on said dead line.

BEING A PART OF the same property conveyed to Thomas Stephen Jones, Donna Lynn Chaffin and Olivia Ellen Stubblefield, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026761, in the Office of the Register of Deeds of Davidson County, Tennessee.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: Dickerson Pike, Nashville, Tennessee 37207
Current Parcel ID No: 07115009700

PROPERTY THREE:

Land in Davidson County, Tennessee, being the southerly portion of Lot No. 13 of Block "B" on the Plan of Eastview Subdivision of the Shwab Property, of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

The said southerly portion of Lot No. 13 is located on Elmhurst Avenue, consists of .09 acre, is identified as Field Book No. 12DA19670, Map/Parcel No. 071-14-0/278.00, and is more fully described in deed of record in Book 5107, page 146, said Register's Office, which description is incorporated herein by reference.

BEING the same property conveyed to Dimple G. Jones and Steve Jones, by Quit Claim Deed dated October 15, 1996 and recorded October 15, 1996, of record in Book 10226, Page 17, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Thomas Stephen Jones, Donna Lynn Chaffin and Olivia Ellen Stubblefield, each a one-third interest in the Dimple Gray Jones one-half interest, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026760, in the office aforesaid.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: Elmhurst Avenue, Nashville, Tennessee 37207
Current Parcel ID No: 07114027800

PROPERTY FOUR:

Being the north 27 feet of Lot No. 13, the south 23 feet of Lot No. 12 of Block "B" on the Plan of Eastview Subdivision, of record in Book 547, Page 64, Register's Office for said County.

Said parts of said lots adjoin and front 50 feet on the easterly side of Elmhurst Avenue and run back between parallel lines 162 feet, more or less, on the southerly line and 165 feet, more or less, on the northerly line to a dead line on which they measure 50 feet.

BEING A PART OF the same property conveyed to Thomas Stephen Jones, Donna Lynn

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Chaffin and Olivia Ellen Stubblefield, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026759, in the Office of the Register of Deeds of Davidson County, Tennessee.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: 116 Elmhurst Avenue, Nashville, Tennessee 37207
Current Parcel ID No: 07114027700

PROPERTY FIVE:

Being the southerly 23 feet of Lot No. 11 and the northerly 27 feet of Lot No. 12 of Block "B" on the Plan of East View Subdivision of the Shwab Property, as of record in Book 547, Page 64, Register's Office for said County.

Said parts of Lots Nos. 11 and 12 front together 50 feet on the easterly side of Elmhurst Avenue and run back 163 feet, more or less, on the southerly line and 166 feet, more or less, on the northerly line to a dead line, measuring 50 feet thereon.

BEING A PART OF the same property conveyed to Thomas Stephen Jones, Donna Lynn Chaffin and Olivia Ellen Stubblefield, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026759, in the Office of the Register of Deeds of Davidson County, Tennessee.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: 118 Elmhurst Avenue, Nashville, Tennessee 37207
Current Parcel ID No: 07114027600

PROPERTY SIX AND SEVEN:

Being Lots Nos. 2 and 3 of Block "B" on the Plan of East View Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County.

Said Lots Nos. 2 and 3 front together 100 feet on the westerly side of the Dickerson Road and run back 162 feet on the northerly line and 154 feet on the southerly line to a dead line, measuring 100 feet thereon.

BEING A PART OF the same property conveyed to Thomas Stephen Jones, Donna Lynn Chaffin and Olivia Ellen Stubblefield, by Quit Claim Deed dated March 31, 2011 and recorded April 6, 2011, of record in Instrument No. 20110406-0026761, in the Office of the Register of Deeds of Davidson County, Tennessee.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: 1314 Dickerson Pike, Nashville, Tennessee 37207
Current Parcel ID No: 07115009800 (PROPERTY SIX - LOT 3)
Current Parcel ID No: 07115009900 (PROPERTY SEVEN - LOT 2)

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.

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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 15th day of May, 2015.

Thomas Stephen Jones

THOMAS STEPHEN JONES

Donna L. Chaffin

DONNA L. CHAFFIN

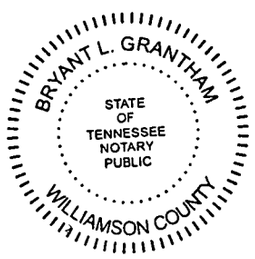
Olivia Stubblefield

OLIVIA STUBBLEFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas Stephen Jones, Donna L. Chaffin and Olivia Stubblefield, 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 15th day of May, 2015.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017