BILL GARRETT, Davidson County
Trans:T20150044417 DEEDWARR
Recvd: 06/05/15 12:37 4 pgs
Fees:23.00 Taxes:2978.50
20150605-0052955

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $805,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of June, 2015 Notary Public My commission expires 5-6-19

CHERYL MCQUAIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eight-Nine King Development, LLC	New Owner	07114032400 07114032300, 07114032000
1585 Mallory Lane		07114031900, 07114028200
Brentwood, TN 37027		07114031600 & 07114030500

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EIGHT-NINE KING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2, Block "A" on the Plan of East-view Subdivision of the Shwab Property East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas B. Hale by deed from Ronnie Dean Cunningham and wife, Vickie Lynn Cunningham of record in Instrument No. 20120113-0003995, Register's Office for Davidson County, Tennessee, dated January 13, 2012 and recorded on January 13, 2012.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Thomas B. Hale and wife, Beverly Ann Hale of record in Instrument No. 20141029-0099942 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on October 29, 2014.

Being also known as 4 Fern Avenue Nashville, TN 37207.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 3, Block "A" on the Plan of East-view Subdivision of the Shwab Property East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas B. Hale and Beverly Ann Hale by deed from Brenda Grant, Jerry Davis, Barbara Jean Higgins, Carol O'Conner, children and heirs of Sion B. Davis and Elsie May Davis of record in Instrument No. 20080829-0088962, Register's Office for Davidson County, Tennessee, dated 2008 and recorded on August 29, 2008.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Thomas B. Hale and wife, Beverly Ann Hale of record in Instrument No. 20141201-0110148 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 1, 2014.

Being also known as 6 Fern Avenue Nashville, TN 37207.

Tract 3 and 4

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 50 feet on the southerly side of Eastmoreland Avenue, and runs back between parallel lines 135 feet the north line of Lot No. 38.

(Lot 6)Being the same property conveyed to Crave Darius Tollett by deed from James V. Mimms and wife, Olene H. Mimms of record in Instrument No. 20020515-0059459 Register's Office for Davidson County, Tennessee, dated May 14, 2002 and recorded on May 15, 2002.

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the southerly side of Fern Avenue and runs back between parallel lines 135 feet to a dead line.

(Lot 7) Being the same property conveyed to Crave Darius Tollett by deed from James V. Mimms and wife, Olene H. Mimms of record in Instrument No. 20020515-0059458 Register's Office for Davidson County, Tennessee, dated May 14, 2002 and recorded on May 15, 2002.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Crave Darius Tollett, an unmarried man of record in Instrument No. 20140602-0047472 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 2, 2014.

Being also known as 12 and 14 Fern Avenue Nashville, TN 37207.

Tract 5

Land in Davidson County, Tennessee, being Lots No. 1 and 2 of Block "E" on the Plan of East View Subdivision of the Shwab Property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 65 feet on the westerly side of Elmhurst Avenue, and runs back 150 feet on the north line, and 150 feet and 2 inches on the south side line, with the northerly margin of East Moreland Avenue (now Fern Street), to a dead line, and shows 55 feet and 8 inches on said dead line. Said Lot No. 2 fronts 50 feet on the westerly side of Elmhurst Avenue, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David R. Hemphill and wife, Leah J. Hemphill by deed from David R. Hemphill and wife, Leah J. Hemphill of record in Instrument No. 20111102-0085408 Register's Office for Davidson County, Tennessee, dated November 2, 2011 and recorded on November 2, 2011.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennesse limited

liability company by Warranty deed from David R. Hemphill and wife, Leah J. Hemphill of record in Instrument No. 20140923-0087514 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 23, 2014.

Being also known as 13 Fern Avenue Nashville, TN 37207

Tract 6

Tract 1:
Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 10, Block "A" on the Plan of East-view Subdivision of the Shwab Property East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, the Register's Office for Davidson County, Tennessee.

Said part of Lot No 10 fronts 40 feet on the southerly side of Eastmoreland Avenue (now Fern Street) and runs back between parallel lines 135 feet to a dead line.

Tract II:
Being the westerly 10 x 125 feet of Lot 10, Block A, of East View Subdivision of the Schwab property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Urbangate Properties, LLC, a Tennessee limited liability company by Warranty deed from Olin B. Allen and Helen Marie Townsend Allen of record in Instrument No. 20141016-0095506 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 16, 2014.

Being also known as 20 Fern Avenue Nashville, TN 37207

Tract 7

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Block E, East View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard Waller by deed from Vanderbilt Mortgage and Finance, Inc. of record in Instrument No. 20060317-0030835 Register's Office for Davidson County, Tennessee, dated March 15, 2006 and recorded on March 17, 2006.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Leonard Waller, unmarried of record in Instrument No. 20140902-0079956 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 2, 2014.

Being also known as 23 Fern Avenue Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is real property collectively known as 4, 6, 12, 13, 14, 20 & 23 Fern Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2015.

Urban Gate Properties, LLC, a Tennessee Limited Liability Company

By: _____
Name: Brandon Thornberry
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018