RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155783

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048925 DEEDWARR
Recvd: 06/19/15 09:04 2 pgs
Fees:13.00 Taxes:666.00
20150619-0058637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Aisha Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015.

NOTARY PUBLIC

My commission expires: 5/23/16

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TONI COX

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
Austin Cyr and Brittany Cyr 912 Strouse Ave Nashville, TN, 37206	IServe Residential Lending LLC 13520 Evening Creek Dr. North #408 San Diego, CA 92128	072-13-0-205.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), 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, **URBANGATE DEVELOPMENT GROUP, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN CYR AND BRITTANY CYR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 14, Springdale Subdivision, as of record in Book 974, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description thereof.

BEING the same property conveyed to Urbangate Development Group, LLC, by Substitute Trustee's Deed dated December 23, 2014 and recorded January 5, 2015, of record in Instrument Number 20150105-0000788, in the Register's Office of Davidson County, Tennessee.

Previously being the same property conveyed to Stephen C. Sullivan by Warranty Deed from Michael Brawley and wife, Bobbie Brawley, dated 5/15/1989, recorded 6/8/1989, of record in Book 7860, page 677, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 912 Strouse Avenue, Nashville, TN 37206, 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.

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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of June, 2015.

URBANGATE DEVELOPMENT, LLC

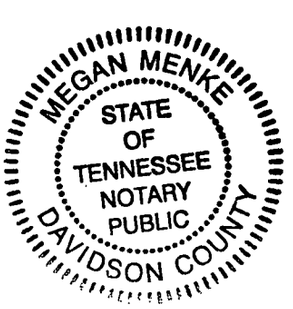
BY: BRANDON THORNBERRY, MANAGERS

BY: ANDREW JOHN VANBOXEL, MANAGERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of June, 2015, before me, appeared Brandon Thornberry and Andrew John VanBoxel, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Urbangate Developement, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Urbangate Development, LLC, and said officer acknowledged said instrument to be the free act of deed of said Urbangate Development, LLC.

WITNESS my hand and seal, this the 17th day of June, 2015.



M. Menke
Notary Public

Megan Menke
Printed Notary Name

My commission expires: 5-8-2018