WARRANTY DEED

File #15126

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Brittany Dains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/24/18

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Drone, *et ux.*	New Owner	-073-09-0-264.00
(NAME)	(NAME)	
2347 Cooper Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Urbangate Development Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Drone and Jennifer Drone, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12B on the Plan of Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates of record in Plat Book 6900, Page 210, 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 Thomas Duncan by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-6 of record in Instrument No. 20060512-0055681 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on May 12, 2006.

Being also a portion of the same property conveyed to Urbangate Development Group, LLC, a Michigan Limited Liability Company by Warranty deed from Thomas A. Duncan, married of record in Instrument No. 20150227-0017009 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 27, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 6900, page 210, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2347 Cooper Terrace, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150053662 DEEDWARR
Recvd: 07/02/15 13:59 2 pgs
Fees:13.00 Taxes:277.50
20150702-0064407

Witness my hand this 27th day of May, 2015.

Urbangate Development Group, L

BY: _____
Brandon Thornberry, manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2015, before me, appeared Brandon Thornberry, 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 he/she is a manager of Urbangate Development Group, LLC, a Michigan limited liability company and that said instrument was signed in behalf of said Urbangate Development Group, LLC, and said officer acknowledged said instrument to be the free act of deed of said Urbangate Development Group, LLC.

WITNESS my hand and seal, this the 30th day of June, 2015.

Notary Public: Leslie Garside

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206