WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053909 DEEDWARR
Recvd: 07/06/15 09:37 2 pgs
Fees:13.00 Taxes:444.00
20150706-0064688

P-UP-15-925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Properties, LLC	**Urban Properties, LLC**	
(NAME)	(NAME)	
1017 Burchwood Ave	**1017 Burchwood Ave**	**07206012200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRYANT MELTZER, UNMARRIED, AND ROBERT GALE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **URBAN PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southeasterly 1/4 of Lot Number 4 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place of record in Plat Book 421, Page 35, 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 1/4 of Lot Number 4 fronts 50 feet on the northerly margin of Thomas Avenue and extends back between parallel lines 170 feet to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Bryant Meltzer, unmarried and Robert Gale, unmarried as tenants in common with right of survivorship by Warranty deed from United Guaranty Residential Insurance Company of record in Instrument No. 20060720-0087692 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 20, 2006. Corrected by Affidavit of record in Instrument Number 20061215-0154999, in said Register's Office.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **925 Thomas Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2015.

Bryant Meltzer

Robert Gale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYANT MELTZER AND ROBERT GALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212