WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054131 DEEDWARR
Recvd: 07/06/15 12:27 2 pgs
Fees: 13.00 Taxes: 499.50
20150706-0065001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

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

P-UP-15-2419

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)	**07211008700**
2419 Branch Street	**1017 Burchwood Ave**	
(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 K. MELTZER, UNMARRIED, AND ROBERT C. 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:

Being the North 45 feet of Lot No. 15 and the South 10 feet of Lot No. 14 on the on-recorded plan of J.R. Henderson's Subdivision in the Eleventh Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly margin of Branch Street (formerly McKinney Avenue), 644 feet, more or less, South of the southerly margin of McGavock Pike; thence, westerly 213.6 feet to a point; thence, southerly 55 feet to a point; thence, easterly 213.6 feet to the West margin of Branch Street; thence, with the margin of same, northerly 55 feet to the point of beginning.

Being the same property conveyed to Bryant K. Meltzer and Robert C. Gale, a one-half undivided interest each as tenants in common with right of survivorship by Warranty deed from Coordination Plus, LLC, and Ultimate Properties, LLC, of record in Instrument No. 20060530-0063287 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 30, 2006.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2419 Branch Street, 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 K. Meltzer

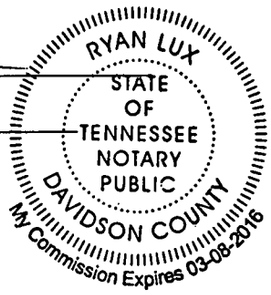
Robert C. Gale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYANT K. MELTZER AND ROBERT C. 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)



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