WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

Y-UP-15-1401

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)
Brent Daugherty and Mary Daugherty	**Ameris Bank**	
(NAME)	(NAME)	**072-14-0Y-002.00**
1401 Chester Ave	**1800 Parkway Place, Ste. 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Marietta, GA 30067**	
(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 **URBAN 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 **BRENT DAUGHERTY AND MARY DAUGHERTY, HUSBAND AND WIFE,** 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 Unit B, 1401 Chester Avenue Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for 1401 Chester Avenue Townhomes of record in Instrument No. 20140925-0088359, 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 a portion of the same property conveyed to Urban Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140925-0088358 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 25, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 843, Page 94;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140925-0088359;
- Charter of record in Instrument No. 20141002-0091067, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1401 Chester Ave, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20150062618 DEEDWARR
Recvd: 07/30/15 10:34 2 pgs
Fees:13.00 Taxes:1276.50
20150730-0075154

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness my/our hand(s) this the 23rd DAY OF JULY, 2015.

Urban Properties LLC, a Tennessee Limited Liability Company

By: _____
Shane Stratton, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Urban Properties LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of July, 2015.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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