BILL GARRETT, Davidson County
Trans:T20150062727 DEEDWARR
Recvd: 07/30/15 13:11 2 pgs
Fees:13.00 Taxes:1332.00
20150730-0075269

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of July, 2015, by and between Ruth D Lillard and Annie Ruth Thompson, both unmarried, party of the first part, and Urban Dwell Homes LP, a Tennessee limited partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, being the south 50 feet of the north 100 feet of Lot No. 27 on the Plan of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

Said part of said lot fronts 50 feet on the west side of 9th Avenue, South, or Hillside Avenue, and runs back between parallel lines 200 feet more or less to the east margin of 10th Avenue South.

Being all or part of the same property conveyed to Ruth D. Lillard and Annie Ruth Thompson by virtue of that certain Quit Claim Deed dated March 14, 2008, at Instrument No. 20080317-0026899 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 57, Page 95; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ruth D. Lillard
By: Annie Ruth Thompson, Attorney in Fact

Ruth D Lillard, by Annie Ruth Thompson, Attorney In Fact

Annie Ruth Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2015, before me personally appeared Annie Ruth Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ruth D Lillard and acknowledged that she executed the same as the free act and deed of the said Ruth D Lillard.

WITNESS my hand and official seal at office this 29th day of July, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Annie Ruth Thompson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2015.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address: Urban Dwell Homes LP , 203 Point East Drive, Nashville, TN 37216

Tax Parcel No 10509034100

Property Address: 1903 Hillside Ave
Nashville, TN 37203

MAIL TAX
TO:

Urban Dwell Homes LP , 203 Point East Drive,
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $360,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Deborah J. Cole
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2015.

Alan M. Cohen
Notary Public

My Commission Expires: 11-5-18

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November, 5, 2018