WARRANTY DEED

File #15273

BILL GARRETT, Davidson County
Trans:T20150064987 DEEDWARR
Recvd: 08/05/15 14:33 2 pgs
Fees:13.00 Taxes:573.50
20150805-0078046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-19-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

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
UrbanGate Development Group	New Owner	-08305017400
(NAME)	(NAME)	
P.O. Box 431		
(ADDRESS)	(ADDRESS)	
Freemont, MI 49412		
(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, **Norma P. Harvison,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UrbanGate Development Group, LLC** 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:

A certain lot or parcel of land identified as Parcel No. 174 of Tax Map 83-5, being a portion of Tract 2, the Rosa O'Donnell Land, (described in prior deeds of record as resubdivision of Tract 2 on the Plan of the subdivision of the Patrick O'Donnell Lands) of record in Plat Book 2, Page 37, Chancery Court at Nashville, described according to a survey of Ray G. Cole, Surveyor No. 924 dated January 7, 1985, as follows:

BEGINNING at a point in the southerly margin of Mansfield Avenue, said point being South 83° 58' 32" East a distance of 90 feet from the original northwest corner of Tract 2 of the Subdivision of the Patrick O'Donnell Lands, of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with the same margin of said Avenue, South 83° 58' 32 11 East 50.00 feet to an iron pin; thence South 6° 45' 15" West 179.92 feet to an iron pin in the northerly margin of an alley; thence with said margin of said alley, North 84° 40' 46~ West 50.00 feet to an iron pin; thence North 6° 45' 00"East 180.43 feet to an iron pin, marking the point of beginning and containing 9,004.38 square feet, more or less.

Being the same property conveyed to Charles E. Harvison and wife, Norma P. Harvison by Warranty deed from Century Services, a Tennessee General Partnership consisting of Jim Bale and Wayne Grubbs of record in Book 6554, page 990, Register's Office for Davidson County, Tennessee, dated May 09, 1985 and recorded on May 16, 1985. The said Charles E. Harvison having since died on May 09, 2012, and the property becoming vested in Norma P. Harvison, as surviving tenant by the entirety.

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; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1028 Mansfield Street, Nashville, TN 37206

(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.

Witness my hand this 31st day of July, 2015.

Norma P. Harvison

Norma P. Harvison

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Norma P. Harvison, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

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