WARRANTY DEED

File #15353

BILL GARRETT, Davidson County
Trans:T20150067086 DEEDWARR
Recvd: 08/12/15 11:14 2 pgs
Fees:13.00 Taxes:434.75
20150812-0080689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Third Coast Properties, LLC	Third Coast Properties, LLC	071-15-0-336.00
(NAME) 1221 N 2nd Street	(NAME) 207 Geri's Way	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Lebanon, TN 37087	
(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, **UrbanGate Development Group, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Third Coast Properties, 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, 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 Lot No. 75 fronts 50 feet on the East side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Vivian M. Willis by Warranty deed from James T. Groves and wife, Willie S. Groves of record in Instrument No. 20040729-0090722 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on July 29, 2004.

Being the same property conveyed to UrbanGate Development Group, LLC, a Michigan limited liability company by Warranty deed from Vivian M. Willis, married of record in Instrument No. 20150710-0067240 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 10, 2015.

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 1221 N. 2nd Street, Nashville, TN 37207

(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 5th day of August, 2015.

UrbanGate Development Group, LLC

BY: _____
Brandon Thornberry, manager

BY: _____
Andrew VanBoxel, manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 5 day of August, 2015, before me, appeared Brandon Thornberry and Andrew VanBoxel, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are managers of UrbanGate Development Group, LLC, a Michigan limited liability company and that said instrument was signed in behalf of said UrbanGate Development Group, LLC, and said officer acknowledged said instrument to be the free act of deed of said UrbanGate Development Group, LLC.

WITNESS my hand and seal, this the 5 day of August, 2015.

My commission expires: 1/20/19

Notary Public: _____

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Magnolia Title & Escrow, Inc.
615 Main St., Ste. B2
Nashville, TN 37206

VERSION: May 7, 2014