WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

Ellen M. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

P-BR-15-1223-T

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)
Nekos R. Barnes and Ellen M. Barnes	**Movement Mortgage LLC**	
(NAME)	(NAME)	
1223 McGavock Pike	**841 Seahawk Circle**	**P/O 072-07-0-163.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3117	**Virginia Beach, VA 23452**	
(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 **NEKOS R. BARNES AND WIFE, ELLEN M. BARNES,** 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 Lot No. 1 on the Plan of Resubdivision of Lot 45, Kenmore Place of record in Plat at Instrument No. 20141117-0105531, 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 Southern Comfort Development, LLC, a Tennessee limited liability company of record in Instrument No. 20141119-0106796 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 19, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20141117-0105531;
- All matters shown on Plan of record in Plat Book 332, Pages 32 and 33;
- Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141002-0091239, 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: **1223 McGavock Pike , Nashville, Tennessee 37216-3117**.

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:T20150101021 DEEDWARR
Recvd: 11/30/15 11:50 2 pgs
Fees:13.00 Taxes:1542.90
20151130-0120406

Witness my/our hand(s) this the 25th DAY OF NOVEMBER, 2015.

Urban Properties, LLC, a Tennessee limited liability company

By:_____
David 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, David 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 24th day of November, 2015.

_____
Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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