#10316

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $169,900.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2015. Notary Public My commission expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans:T20160000685 DEEDWARR
Recvd: 01/05/16 09:43 2 pgs
Fees:13.00 Taxes:628.63
20160105-0000731

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Henry Enterprises, LLC	New Owner	
1078 Hickory Harbor Drive		094-01-0-174.00
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBANGATE DEVELOPMENT GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 191 on the Plan of Payne Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 the same property conveyed to Gerald Basham and wife, Jeanette Basham by Executor's deed from Peggy J. Gammon, Executrix of the estate of Ada Hayes Bruce, deceased of record in Book 8244, page 487, Register's Office for Davidson County, Tennessee, dated November 26, 1990 and recorded on November 28, 1990.

Being the same property conveyed to Urbangate Development Group, LLCLC, a Michigan Limited Liability Company by Warranty deed from Gerald Basham and wife, Jeanette Basham of record in Instrument No. 20150916-0094113 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 16, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 711 South 12th Street, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2015.

Urbangate Development Group, LLC, a Michigan Limited Liability Company

Auth. Manager

Brandon Thornberry, Authorized Manager

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 Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Manager of Urbangate Development Group, LLC, a Michigan Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2015.

Notary Public

My Commission Expires: 7-2-2018

