BILL GARRETT, Davidson County
Trans:T20160005727 DEEDWARR
Recvd: 01/21/16 13:52 2 pgs
Fees:13.00 Taxes:1591.00
20160121-0006334

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1321
FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2016.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
URBAN HOUSING SOLUTIONS, INC.	**SAME**	**10504016800**
822 Woodland Street		**10504017000**
Nashville, TN 37206		**10504017100**
		10504016900

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SCKC, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

URBAN HOUSING SOLUTIONS, INC.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract I

Being the southerly 12 ½ feet of Lot No. 22 and the northerly 25 feet of Lot No. 23 on the revised plan of Trimble's National Hill addition of record in Book 21, page 121, Register's Office for said county, as follows: Said parts of Lots Nos 22 and 23 front together 37 ½ feet on the westerly side of Lewis, formerly East Hill Street and extends back between parallel lines 129 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being Lot No. 26 and the southerly one-half of Lot No. 23 on the Plan of Trimble's National Hill Addition, as of record in Book 21, page 121, Register's Office for said county, as follows: Said Lot No. 26 and part of Lot No. 23 front together 75 feet on the westerly side of East Hill Street and runs back between parallel lines 120 feet to an alley.

Tract III

Being No. 19 and part of Lot No. 22, Trimbles National Hill Plan, amended, as of record in Plat Book 21, page 121, Register's Office for Davidson County, Tennessee, and further described according to survey made by John Kohl and Co. Dated June 3, 1983, as follows:

Said Lot No. 19 and part of Lot No. 22 front together 87.5 feet on the westerly margin of Lewis Street and runs back 120.0 feet on the northerly line and 120.0 feet on the southerly line to an alley in the rear on which it measures 87.5 feet thereon.

Being a portion of the property conveyed to SCKC, LLC, a Tennessee limited liability company, by deed from Ralph Douglas McGee, III, of record in Instrument Number 20050921-0113483, Register's Office for Davidson County, Tennessee.

This is improved property known as 1227, 1233, 1235 and 0 Lewis Street, Nashville, Tennessee 37210

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 aid 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 its hand this 15th day of January, 2016.

SCKC, LLC, a Tennessee limited liability company

By: R. D. McGee, Chief Mgr.
R. Douglas McGee, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid personally appeared R. Douglas McGee, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of SCKC, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said R. Douglas McGee, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 2016.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY