WARRANTY DEED

File #15675

BILL GARRETT, Davidson County
Trans: T20160008600 DEEDWARR
Recvd: 02/01/16 15:31 2 pgs
Fees: 13.00 Taxes: 466.20

20160201-0009689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-2019

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Development Group, LLC	Same as new Owner	083-07-0-332-00
(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, **Homes by Helen Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urbangate Development Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 14 on the Plan of Section 2, Eastland Oaks of record in Plat Book 4860, Page 9, 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. 14 fronts 50.0 feet on the Southerly margin of Oak Ct, and extends back between lines 107.08 feet on the Easterly line and 179.39 feet on the Westerly line, to a line on the rear which it measures 195.91 feet.

Being the same property conveyed to Homes by Helen Inc. by Warranty deed from Jack Collins of record in Instrument No. 20060426-0047456 Register's Office for Davidson County, Tennessee, dated April 24, 2006 and recorded on April 26, 2006.

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 2328-2330 Oak Court, 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 29th day of January, 2016.

Homes by Helen Inc.

BY: Helen I Belsky

Helen I. Belsky, President

ATTEST:

Thomas B. Sapienza, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Helen I. Belsky and Thomas B. Sapienza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be President and Secretary of Homes by Helen Inc., a Tennessee corporation, the within named bargainor, and that he/she as such officers, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as officers.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2016.

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
1104B Fatherland Street
Nashville, TN 37206