WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Amanda Tarden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-ZR-16-2425

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)
Urban Properties, LLC	Urban Properties, LLC	
(NAME)	(NAME)	**072-13-0-109.00**
2425 Inga Street	1017 Burchwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37216	
(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 **DANIEL KRESS BETTS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **URBAN PROPERTIES, LLC,** 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. 36 on the Map of Springdale Subdivision of record in Plat Book 974, Page 18, in the Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 50 feet on the westerly side of Inga Street and runs back between lines 130.5 feet on the northerly line and 133 feet on the southerly line to a right of way of the L&N Railroad which it measures 50 feet.

Being the same property conveyed to Richard Betts, III by Warranty deed from William H. Anderson, Jr. and Lucille Vickers Smotherman, as tenants in common of record in Book 6770, page 823, Register's Office for Davidson County, Tennessee, dated January 27, 1986 and recorded on January 27, 1986. Richard Betts, III having since died on July 26, 2015 leaving Richard Betts IV and Daniel Kress Betts as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20160209-0012467, Register's Office for Davidson County, Tennessee and in the Circuit Court For Davidson County, Tennessee, Probate Division, No. 15P1423. Being the same property conveyed to Daniel Kress Betts by Quitclaim Deed from Richard Betts IV, recorded simultaneously herewith in Instrument No. 20160209-0012468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2425 Inga Street, Nashville, Tennessee 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), 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:T20160010990 DEEDWARR
Recvd: 02/09/16 12:39 2 pgs
Fees:13.00 Taxes:518.00
20160209-0012469

Witness my/our hand(s) this the 8th DAY OF FEBRUARY, 2016.

Daniel Kress Betts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL KRESS BETTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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