WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037320 DEEDWARR
Recvd: 05/05/16 09:17 2 pgs
Fees:13.00 Taxes:273.80
20160505-0044323

File No. 0001751

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Development Group, LLC	Urbangate Development Group LLC	043-13-0-218-00
(NAME)	(NAME)	
920 Cahal Avenue	PO BOX 431	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **John Blackwell and Wayne Taylor, as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urbangate Development Group, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly part of Lot No. 8 and the northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Maple Street at the northwest corner of the property conveyed to William A. Rawls and wife, by deed from E. B. Gregory and wife, of record in Book 1020, page 304, said Register's Office, being 113 feet 3 inches west of the westerly margin of Forest Park Road; thence with the southerly margin of Maple Street westwardly 60 feet to the northeast corner of Lot No. 7; thence with the easterly line of said Lot No. 7 southwardly 101 feet to a point 10 feet north of the corner of Lots Nos. 9 and 10; thence eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence northwardly 40 feet, more or less, to the southwest corner of said Rawls property, continuing northwardly and with said Rawls westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Wayne Taylor and John Blackwell by quitclaim deed from John S. Blackwell of record in Instrument No. 20121109-0103534 Register's Office for Davidson County, Tennessee, dated 10/28/2012 and recorded on 11/09/2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been & pro-rated between the parties, and assumed by the Grantee; and (3) All matters shown on the Plan of record, Register's Office for Davidosn County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 430 Maple Street, Madison, TN 37115

(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 April, 2016.

John Blackwell

Wayne Taylor

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 John Blackwell and Wayne Taylor, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of April, 2016.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206