WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160041913 DEEDWARR
Recvd: 05/18/16 15:56 2 pgs
Fees: 13.00 Taxes: 1295.00
20160518-0049896

P-UP-16-2419-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/2019 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Kevin Barnard and Rebecca Barnard	**Kevin Barnard and Rebecca Barnard**	
(NAME) **25081 Calle Madera**	(NAME) **25081 Calle Madera**	**072 11 0U 00100CO**
(ADDRESS) **Lake Forest, CA 92630**	(ADDRESS) **Lake Forest, CA 92630**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **URBAN PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN BARNARD AND WIFE, REBECCA BARNARD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit A on the Plan of 2419 Branch Street Townhomes as shown on Exhibit C of Declaration of Covenants, Conditions and Restrictions for 2419 Branch Street Townhomes of record in Plat Book 20150827-0086664, 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 Urban Properties, LLC by warranty deed from Bryan K. Meltzer and Robert C. Gale of record in Instrument No. 20150706-0065001 Register's Office for Davidson County, Tennessee, dated 07/01/2015 and recorded on 07/06/2015.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20150827-0086664;
- HOA Charter of record in Instrument No. 20150909-0091449, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2419A Branch Street , Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 16th DAY OF MAY, 2016.

Urban Properties, LLC

BY: _____
David Shane Stratton
Sole member

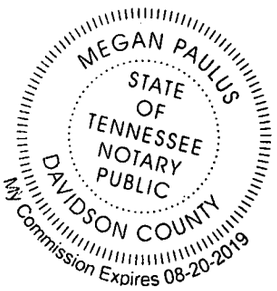
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Shane Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Urban Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~13th~~ 16th MP day of May, 2016.

_____
Notary Public

My Commission Expires: 8/20/19



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