WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046377 DEEDWARR
Recvd: 06/02/16 09:43 4 pgs
Fees:23.00 Taxes:518.00

20160602-0055442

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

File No. 0001831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Leslie Hemlillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(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	New Owner	072-02-0-039-00
(NAME)	(NAME)	
1024 W Kirkland Avenue	P.O. Box 431	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	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, **Timothy J Williams and John Stalmer,** HEREINAFTER CALLED THE GRANTORS, 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. 6 on the Plan of Richardson Subdivision Block "A" of record in Plat Book 2133, Page 2, 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 Timothy John Williams (as to a 50% interest) by Quit Claim deed from Randy Williams of record in Instrument No. 20160413-0035442 Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 13, 2016.

Being the same property conveyed to John R. Stalmer (as to a 50% interest) by Quit Claim deed from Donald E. Cothran of record in Instrument No. 20150102-0000320 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 2, 2015.

Being the same property conveyed to Randy Williams and Donald E. Cothran by Warranty deed from Martha P. Sowell of record in Instrument No. 20100617-0047144 Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on June 17, 2010.

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 herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

+ Not a marital residence of Grantor

unimproved ☐
This is improved ☒ property, known as 1024 W Kirkland Avenue, Nashville, TN 37216

(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 31st day of May, 2016.

Timothy J. Williams, by Randy Williams, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Randy Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be power of attorney for Timothy J. Williams, the within named bargainor, and that he as such power of attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Timothy J. Williams by himself as power of attorney pursuant to a specific power of attorney recorded simultaneously herewith at Instrument No. 20160602-0055441, R.O.D.C.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 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
1104 Fatherland Street
Nashville, TN 37206

John Stalmer

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Stalmer, 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 31st day of May, 2016.

See attached

_____
Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On May 31, 2016 before me, S. Cross, Notary Public
(insert name and title of the officer)

personally appeared John Stalmer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ESI1 S. CROSS COMM. #1988537 Notary Public-California SAN DIEGO COUNTY My Comm. Exp. AUG 19, 2016 ESI1

Signature _____ **(Seal)**