BILL GARRETT, Davidson County
Trans:T20160048964 DEEDWARR
Recvd: 06/09/16 12:48 2 pgs
Fees:13.00 Taxes:869.50
20160609-0058439

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
UrbanGate Development Group 2505 Eastland Avenue Nashville, TN 37206-1156	New Owner	083-12-0-156.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Gammans, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **UrbanGate Development Group, LLC, a Michigan limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Minor Subdivision Final Plat of Re-subdivision of Reserve Parcel 2 on the Plan of Eastland Acres, Section IV, of record in Plat Book 2331, Page 94 and revised in Plat Instrument No. 20131010-0106341, 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 Gregory Gammans, unmarried by Warranty deed from Leonard J. Bistrick and wife, Gail A. Bistrick of record in Instrument No. 20090701-0061527 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 01, 2009.

This property is improved property known as: **2505 Eastland Avenue, Nashville, TN 37206**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Page 94; (3) Subject to all matters shown on the Plan of record as Instrument Number 20131010 0106341, Register's Office of Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of June, 2016.

Gregory Gammans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this the 8th day of June, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016054405