WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052504 DEEDWARR
Recvd: 06/21/16 09:00 2 pgs
Fees:13.00 Taxes:1165.50
20160621-0062842

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2016

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Urban Properties, LLC, a Tennessee limited liability company	Urban Properties, LLC, a Tennessee limited liability company	72-9-169
(NAME)	(NAME)	
204 Point East Drive	204 Point East Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161095

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, JOYCE H. CUNNINGHAM**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTEES, their heirs 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. 37 in Bush Spain's Subdivision of part of Zack Stull lands, as of record in Book 161, page 129, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 100 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Earl D. Cunningham and wife, Joyce H. Cunningham by deed from Helen McRae and Jean McRae Burdine, dated December 1, 1969, of record in Book 4383, page 503, Register's Office for Davidson County, Tennessee. The said Earl D. Cunningham having since died on January 27, 1996, leaving Joyce H. Cunningham as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 936 Spain Avenue, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of June, 2016

Joyce H. Cunningham

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce H. Cunningham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY