# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058392 DEEDWARR
Recvd: 07/08/16 14:21 2 pgs
Fees: 13.00 Taxes: 148.00
20160708-0070169

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-RR-16-01507-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

**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) |
|---|---|---|
| **UrbanGate Development Group, LLC** | **UrbanGate Development Group, LLC** | |
| (NAME) **1507 14th Avenue North** | (NAME) **P.O. Box 431** | **081-15-273.00** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) **Fremont, MI 49412** | |
| (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, **DANNY H. DIXON, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBANGATE DEVELOPMENT GROUP, LLC,** 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 the Southerly one-half of Lot No. 257 on the Plan of DT McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, to which Plan reference is made for a more complete description.

Said part of Lot No. 257 fronts 25 feet on the westerly side of 14th Avenue North, and runs back between parallel lines, 170 feet to an alley.

Being a part of the same property conveyed to Derrick Starks and Terra Nixon, as tenants in common with right of survivorship by Quitclaim deed from Derrick Starks, unmarried of record in Instrument No. 20060808-0097327 Register's Office for Davidson County, Tennessee, dated August 3, 2006 and recorded on August 8, 2006.

Being the same property conveyed to Terra Nixon by Quitclaim deed from Derrick Starks of record in Instrument No. 20110401-0025097 Register's Office for Davidson County, Tennessee, dated April 1, 2011 and recorded on April 1, 2011.

Being the same property conveyed to Danny H. Dixon, Jr. by Final Decree Confirming Sale of record in Instrument No. 20140103-0000907, Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on January 3, 2014.

NOTE: Affidavit As to Matters Affecting Title to Real Property recorded simultaneously herewith in Instrument No. 20160708-0070168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- PLAN OF MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION, as recorded in Plat Book 21, Page(s) 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1507 14th Avenue North, Nashville, Tennessee 37208**.

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 22nd DAY OF JUNE, 2016.

Danny H. Dixon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY H. DIXON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2016.

Notary Public
My Commission Expires: 3/16/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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