WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/16 17:18 3 pgs
Fees:18.00 Taxes:1165.50
20160718-0073818

P-UP-16-3723A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17 (AFFIX SEAL)

WILLIAM S. CORLEY NOTARY PUBLIC STATE OF TENNESSEE MARSHALL 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)
Joel N Strycharz	NEW OWNER	
(NAME)	(NAME)	**061140A00100CO**
3723 A Burrus Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL N STRYCHARZ, A MARRIED MAN,** 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 of 3723 Burrus Street Townhomes, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 3723 Burrus Street Townhomes, of record in Instrument No. 20150729-0074668, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Urban Properties, LLC, a Tennessee limited liability company by Warranty Deed from Paul Jefferson Campbell, II, of record in Instrument No. 20150602-0051252, Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 2, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Deed Book 894, Pages 640 and 641;
- All matters shown on Plat attached as Exhibit C to the Declaration of record in Instrument No. 20150729-0074668;
- Covenants, Conditions and Restrictions of record in Instrument No. 20150729-0074668;
- HOA Charter of record in Instrument No. 20150804-0076898;
- Driveway Agreement of record in Instrument No. 20010110-0003280, with Modification of Driveway Agreement and Grant of Easement for Ingress and Egress of record in Instrument No. 20160212-0013893 and Scrivener's Affidavit of record in Instrument No. 20160222-0016667, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3723 A Burrus 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 18th DAY OF JULY, 2016.

Urban Properties, LLC, a Tennessee limited liability company

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 to be the Sole Member of Urban Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of July, 2016.

_____
Notary Public

My Commission Expires: 5/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY