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

BILL GARRETT, Davidson County
Trans: T20160063881 DEEDWARR
Recvd: 07/25/16 14:49 2 pgs
Fees: 13.00 Taxes: 296.00
20160725-0076449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Urban Dwell Homes, LP 0 Oak Street Nashville, TN 37216	New Owner	061 14 0 21100

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, **Nelson A. Kempf, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Urban Dwell Homes, LP,** 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 part of Lot No 74 (erroneously referred to as Lot 73 on the previous deed) on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County and being more particularly described as follows:

BEGINNING in the dividing line between Lots Nos. 73 and 74 at a point 335 feet west of the westerly margin of Bums Street, said point being the southwesterly corner of a tract conveyed to Jesse H. Read et ux, by deed from Jesse Read et al, of record in Book 5388, page 644, said Register's Office; thence westwardly 100 feet along said dividing line to a point, being the southeasterly corner of a tract conveyed to James H. Rimlinger et ux, by deed from Jesse Read et al, of record in Book 5388, page 642, said Register's Office; thence in a northerly direction approximately 201 feet to a point in the dividing line between Lots Nos. 74 and 75, said point being the southwesterly corner of a lot conveyed to Lonas C. Hines et ux, by deed from Charles Phillips and E. R. Phillips, of record in Book 2333, page 203 said Register's Office; thence eastwardly 100 feet along Hines southerly boundary to a point, being Hines southeasterly corner; thence in a southerly direction approximately 201 feet to the point of beginning.

Being the same property conveyed to Nelson A. Kempf, unmarried by quitclaim deed from Lena H. Warner and husband Winfred Warner, and Michael D. Warner, single of record in Instrument No. 20130208-00143231 Register's Office for Davidson County, Tennessee, dated 01/25/2013 and recorded on 02/08/2013.

This property is improved property known as **0 Oak Street, Nashville, TN, 37216.**

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 421, Page 174, Register's Office for 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 22nd day of July, 2016.

Nelson Kempf

Nelson A. Kempf

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 **Nelson A. Kempf** 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 22nd day of July, 2016.

Erin Kirouac

Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016074603