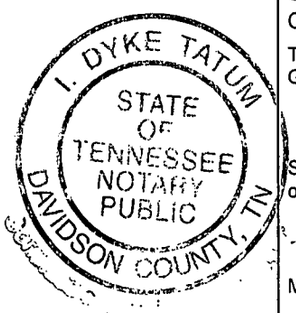
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Urban Divide Development, LLC	Urban Divide Development, LLC	09111004100
(NAME)	(NAME)	
9307 Chevoit Drive	9307 Chevoit Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00); cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathryn F. Campbell, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Urban Divide Development, LLC,** 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. 1213 and 1215 of Block No. 178 in Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1213 and 1215 front 25 feet each on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kathryn F. Campbell, unmarried by deed dated September 11, 1995 from Jennie Mae Ferrell, unmarried of record in Book 9803, Page 580, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5308 Illinois Avenue, Nashville, TN 37209
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160066296 DEEDWARR
Recvd: 08/02/16 10:35 2 pgs
Fees:13.00 Taxes:906.50
20160802-0079567

Witness my/our hands this 28th day of July, 2016.

Kathryn F. Campbell

Kathryn F. Campbell

State of Tennessee
County of Davidson

Personally appeared before me Kathryn F. Campbell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Urban

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN