WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

File No. 0001918

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold G. Speer Jr.	SUMMIT FUNDING, INC	083-05-0-174-00
(NAME)	(NAME)	
1028 Mansfield Street	2241 HARVARD STREET #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	SACRAMENTO, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160068658 DEEDWARR
Recvd: 08/09/16 08:17 2 pgs
Fees:13.00 Taxes:962.00
20160809-0082536

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, **Urbangate Development Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold G. Speer Jr. and Grace E. Speer, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain lot or parcel of land identified as Parcel No. 174 of Tax Map 83-5, being a portion of Tract 2, the Rosa O'Donnell Land, (described in prior deeds of record as resubdivision of Tract 2 on the Plan of the subdivision of the Patrick O'Donnell Lands) of record in Plat Book 2, Page 37, Chancery Court at Nashville, described according to a survey of Ray G. Cole, Surveyor No. 924 dated January 7, 1985, as follows:

BEGINNING at a point in the southerly margin of Mansfield Avenue, said point being South 83 degrees 58' 32" East a distance of 90 feet from the original northwest corner of Tract 2 of the Subdivision of the Patrick O'Donnell Lands, of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with the same margin of said Avenue, South 83 degrees 58' 32 11 East 50.00 feet to an iron pin; thence South 6 degrees 45' 15" West 179.92 feet to an iron pin in the northerly margin of an alley; thence with said margin of said alley, North 84 degrees 40' 46~ West 50.00 feet to an iron pin; thence North 6 degrees 45' 00" East 180.43 feet to an iron pin, marking the point of beginning and containing 9,004.38 square feet, more or less.

Being the same property further conveyed to Urbangate Development Group, LLC by Warranty deed from Norma P. Harvison of record in Instrument No. 20150805-0078046 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1028 Mansfield Street, Nashville, TN 37206

(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.

Witness my hand this 1st day of August, 2016.

Urbangate Development Group, LLC

By: Brandon Thornberry, Manager

By: Andrew John VanBoxel, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brandon Thornberry and Andrew John VanBoxel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Managers of Urbangate Development Group, LLC, the within named bargainor, and that they as such Managers, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as the Managers.

Witness my hand this 1st day of August, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206