BILL GARRETT, Davidson County
Trans:T20160069228 DEEDWARR
Recvd: 08/10/16 10:55 2 pgs
Fees:13.00 Taxes:370.00
20160810-0083168

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2113TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of August, 2016.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Urban Development Group, LLC and Javier Garrido Carrasco, 2209 15th Avenue North Nashville, TN 37208	SAME AS NEW OWNER.	081 03 0 069.00

WARRANTY DEED

FOR AND IN 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, WE, **Alvin Hall, III**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urban Development Group, LLC and Javier Garrido Carrasco*** **as tenants in common** 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:

*Each with a 50% undivided interest

Property known as 2209 15th Avenue North Nashville, TN 37208, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 20 in the H. N. Myers Plan as of record in Plat Book 21, Page 248, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the westerly side of 15th Avenue North and runs back between lines 170 feet on the easterly margin of 18th Avenue North, on which it measures 60 feet thereon.

Being the same property conveyed to Dorothy J. Hall by deed from Michael Davis, dated 11/21/2014, recorded 11/21/2014 in Instrument No. 20141121-0107532, said Register's Office. Corrective Quit Claim Deed filed to add plat book/page, recorded 8/2/2016 in Instrument No. 20160802-0079761.

Being the same property conveyed to Alvin Hall, III by deed from Dorothy J. Hall dated 7/20/2016, recorded 7/27/2016 filed of record in Instrument No. 20160727-0077331, said Register's Office. Corrective Quit Claim Deed filed to add plat book/page, recorded 8/2/2016 in Instrument No. 20160802-0079762.

Tax Map and Parcel ID is as follows 081 03 0 069.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2209 15th Avenue North, Nashville, TN 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 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 unemcumbered, 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 5th day of August, 2016.

Alvin Hall, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2016, before me personally appeared **Alvin Hall, III**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of August, 2016.

Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTE File No.: 16-2113TN