BILL GARRETT, Davidson County
Trans:T20160075551 DEEDWARR
Recvd: 08/30/16 10:13 2 pgs
Fees:13.00 Taxes:1785.25
20160830-0090564

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $482,500.00

Affiant

Subscribed and sworn before me this the 8th day of August, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Urban Development Group, LLC P.O. Box 682448 Franklin, TN 37068	Urban Development Group, LLC P.O. Box 682448 Franklin, TN 37068	117-13-0-128.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEWANDA H. CARBINE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to URBAN DEVELOPMENT GROUP, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two, Abbott Martin Estates of record in Plat Book 3500, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pruett Investment Club, a Tennessee General Partnership composed of Ray E. Pruett, III, DeAnn Pruett, Ginger Holmes, Timothy Holmes, Patrick Pruett, Michelle Pruett, David Pruett and Lori Pruett by Quitclaim deed from Ray E. Pruett and wife, Diane Pruett, former partners of Pruett Investment Club, a Tennessee General Partnership of record in Instrument No. 20130221-0017626 Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 21, 2013.

Being the same property conveyed to Dewanda H. Carbine by Warranty deed from Pruett Investment Club, a Tennessee General Partnership of record in Instrument No. 20160307-0021299 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 7, 2016.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED PROPERTY KNOWN AS 3913 Caylor Drive, Nashville, TN 37215-2401.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 8th day of August, 2016.

Dewanda H. Carbine

Dewanda H. Carbine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dewanda H. Carbine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2016.

My commission expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public