BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2016. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES LP	**SAME**	**072-10-0-039.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DEBORAH CAMPBELL SPARKS AND BERNARD C. SPARKS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 23, on the map entitled Keller's Subdivision of the Maxey Home Place, of record in Plat Book 421, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Esther Roberson and Robert E. Campbell by deed from Ed Reed and wife, Pearline Reed, of record in Book 4162, page 778, dated August 17, 1967, said Register's Office. Esther Roberson conveyed her interest to Johnny G. Campbell and wife, Esther Campbell, formerly Esther Roberson, by quitclaim deed of record in Book 4801, page 258, dated April 1, 1974, said Register's Office. Esther Roberson having died on or about July 16, 1987, leaving Johnny G. Campbell as the surviving tenant by the entirety, as to their interest in the subject property. Johnny G. Campbell having died on or about March 30, 2005. His interest in the subject property passed to Robert Edward Campbell as evidenced by Affidavit of Heirship to Real Estate of record in Instrument No. 20050427-0046798, said Register's Office. Robert Edward Campbell conveyed his interest to Robert Edward Campbell, unmarried, and Deborah Campbell Sparks, married. as joint tenants with right of survivorship, by deed of record in Instrument No. 20060810-0098754, dated August 3, 2006, said Register's Office. Robert Edward Campbell having died on or about February 20, 2011, leaving Deborah Campbell Sparks the surviving tenant. Deborah Campbell Sparks conveyed her interest to Deborah Campbell Sparks and husband, Bernard C. Sparks by quitclaim deed of record in Instrument No. 20120423-0034191, dated April 20, 2012, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, page 86 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1315 LITTON AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160085672 DEEDWARR
Recvd: 09/29/16 11:56 2 pgs
Fees: 13.00 Taxes: 1202.50
20160929-0102748

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 our hands this 29th day of September, 2016.

DEBORAH CAMPBELL SPARKS

BERNARD C. SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Campbell Sparks and Bernard C. Sparks, wife and husband**, the bargainors, 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 office, this 29th day of September, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON