THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099217**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2016. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Urban Development Group, LLC, William Bruce Jones, Jr., Glenn W. Garby and Kimberly M. Garby, and Michael T. Irwin. 4462 Harpeth School Rd Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13102018100

BILL GARRETT, Davidson County
Trans:T20160087562 DEEDWARR
Recvd: 10/05/16 10:14 2 pgs
Fees:13.00 Taxes:2257.00
20161005-0105055

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel Hayes and Pamela Matthews, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Urban Development Group, LLC, William Bruce Jones, Jr., married, Glenn W. Garby and Kimberly M. Garby, husband and wife and Michael T. Irwin, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 24, Block 5 on the Plan of Overton Hills of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel Hayes and Pamela Matthews, husband and wife by Warranty Deed from J. Blake Sloan and wife, Elizabeth B. Sloan, recorded on the 17th day of December, 2013 in Instrument No. 20131217-0127407, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of Grantees.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66.

This is improved property located at 2024 OVERHILL DRIVE Nashville, TN 37215-3415.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2016.

Joel Hayes

Pamela Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Hayes and Pamela Matthews, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018