BILL GARRETT, Davidson County
Trans:T20160091867 DEEDWARR
Recvd: 10/18/16 13:35 2 pgs
Fees:13.00 Taxes:1086.51
20161018-0110023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-4263D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey D. Woodard and Victoria R. Woodard (NAME)	The Farmers Bank (NAME)	82-3-D-6 CO
1025 Dickerson Pike (STREET ADDRESS)	2790 Highway 31 W (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	White House, TN 37148 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Urban South Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey D. Woodard and Victoria R. Woodard**, & 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: & husband & wife

Land in Davidson County, Tennessee, being Unit No. 6 as described in the Declaration of Covenants, Conditions, and Restrictions of FIRST NORTH TOWNHOMES, appearing of record in Instrument No. 20150909-0091653, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, as amended by the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the First North Townhomes, of record in Instrument No. 201509014-0093197, and as amended and restated in Instrument No. 20160505-0044701, the easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, co-owners and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration of Instrument No. 20150909-0091653, said Register's Office, as amended by First Amendment of record in Instrument No. 20150914-0093197, and as amended and restated in Instrument No. 20160505-0044701, said Register's Office, the Plat filed as Exhibit A and B to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit D of said First Amendment appearing of record in Instrument No. 20150914-0093197, said Register's Office are incorporated hereby for reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Urban South Group, LLC from Mountain Investors, LLC and CMB Group, LLC, by Quit Claim Deed dated September 9, 2015, as Instrument No. 20150909-0091503, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Inspection and Maintenance Agreement for Private Storm Water Management Facilities as recorded in Instrument No. 20150803-0076226, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Instrument No. 20150803-0076473, Register's Office for Davidson County, Tennessee.
4. Memorandum of Development Agreement as recorded in Instrument No. 20160421-00388100, Register's Office for Davidson County, Tennessee.
5. Master Deed of record in Instrument No. 20150909-0091653, Instrument No. 20150914-0093197, and Instrument No. 20160505-0044701, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1025 Dickerson Pike, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 13th day of October, 2016.

URBAN SOUTH GROUP, LLC

By: _____
Matthew Burnett, Member

October 13, 2016
Date

STATE OF Florida

COUNTY OF Escambia }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Matthew Burnett, Member for Urban South Group, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of October, 2016.

My Commission Expires: 4/29/20

_____
Notary Public

CAMERON LAY
MY COMMISSION # FF 946812
EXPIRES: April 29, 2020
Bonded Thru Notary Public Underwriters

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066