Davidson County DEEDWARR
Recvd: 11/16/16 11:53 3 pgs
Fees:18.00 Taxes:1230.25
20161116-0120866

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

166884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of November, 2016,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lloyd A. Norman	Farmington Mortgage, a Division of CapStar Bank	072 14 1L 003.00
(NAME)	(NAME)	
1150 A Cahal Ave.	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars ($332,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Urban Dwell Homes, LP, a Tennessee Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lloyd A. Norman, an unmarried man**, 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:

Land situated in Davidson County, Tennessee, being Unit 1150A, as established in Declaration of Covenants, Conditions and Restrictions for The 1148-1150 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151119-0117343, Scrivener's Affidavit of record at Instrument No. 20151203-0122074 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jeffrey L. Hale by Warranty Deed from Lisa M. Inman, unmarried dated January 24, 1996 and recorded January 29, 1996 in Book 9929, Page 539, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Urban Dwell Homes, LP, a Tennessee Limited Partnership by Warranty Deed from Jeffrey L. Hale, married dated July 27, 2015 and recorded July 31, 2015 as Instrument No. 201507310075699, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1150 A Cahal Ave., Nashville, TN 37206

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, has 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 my hand this 14 day of November, 2016

Urban Dwell Homes, LP, a Tennessee Limited Partnership

BY: _____
Brandon Rumbley, Member of Latipac, LLC, as General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

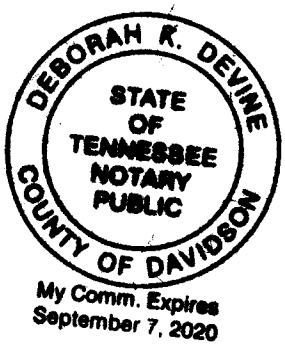
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandon Rumbley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Authorized Member of Latipac, LLC, a Tennessee limited liability company, the General Partner of Urban Dwell Homes, LP, a Tennessee limited partnership, and that he as such Autorized Member, executed the within instrument by signing the name of the limited partnership by himself as the Authorized Member of Latipac, LLC, in its capacity as General Partner for Urban Dwell Homes, LP, the bargainor, a Tennessee limited partnership, and as such Authorized Member, executed the same for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2016.

_____
Notary Public

My Commission Expires:

(SEAL)



File Number: NAT-166884FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018