THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15126096

BILL GARRETT, Davidson County
Trans: T20160109907 DEEDWARR
Recvd: 12/14/16 13:38 2 pgs
Fees: 13.00 Taxes: 1822.63

20161214-0131174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $492,602.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2016.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CrossBridge, Inc. 335 Murfreesboro Road Nashville, TN 37210	New Owner	Tax Parcel ID No. 09311022700 09311022800 09311022900 09311023100

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, **Urban Housing Solutions also known as Urban Housing Solutions, Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CrossBRIDGE, Inc. a Tennessee nonprofit corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:
Land in Davidson County, Tennessee, being the West part of Lot Nos. 49, 50, and 51 on the Map of Lindsley Subdivision, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 55 feet on the South side of Lindsley Avenue and runs back between parallel lines 160 feet to a point.

Tract No. 2:
Land in Davidson County, Tennessee, being parts of Lots Nos. 49, 50, and 51 on the Map of Lindsley Plan of Lots, as of record in Book 21, Page 25, and also on Page 208 of Book 42, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on the South margin of Lindsley Avenue, 55 feet East of the Southeast corner of said Avenue and University Street; thence, with the margin of the said Lindsley Avenue Easterly 26 feet; thence, Southerly at right angles to Lindsley Avenue, 160 feet to the margin of an alley; thence, with the margin of the same, Westerly 26 feet to a point; thence, Northerly 160 feet to the Beginning.

Tract No. 3:
Land in Davidson County, Tennessee, being parts of Lots Nos. 49, 50, and 51 on the Map of Lindsley's Plan of Lots, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 26 feet on the Southerly side of Lindsley Avenue and runs back between parallel lines to and 81 feet East of University Street, 160 feet to an alley.

Being the same property conveyed to Urban Housing Solutions by Warranty Deed from John E. Stevenson, Trustee, recorded on the 25th day of January, 2007 in Instrument No. 20070125-0010180, in the Register's Office of Davidson County, Tennessee.

Tract No. 4:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Minor Revision to Lots 36, 37, 38 and the Easterly part of Lots 49, 50, 51 of Lindsley's Plan of lots in South Nashville, Tennessee, as of record in Instrument Number 20070323-0035285, Register's Office for said County.

Being the same property conveyed to Urban Housing Solutions by Warranty Deed from Stevenson Trust 8, recorded on the 9th day of April, 2007 in Instrument No. 20070409-0042054, in the Register's Office of Davidson County, Tennessee.

Urban Housing Solutions and Urban Housing Solutions, Inc. being one and the same.

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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY SUBDIVISION, as recorded in Plat Book 21, Page(s) 25 and Instrument No. 20070323-0032285.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070803-0092318, 20070803-0092319 and 20070803-0092321. Said restrictions run with the land and will remain in full force and effect through their respective expiration dates.

This is improved property located at 31 Lindsley Avenue, 33 Lindsley Avenue, 35 Lindsley Avenue, and 39 Lindsley Avenue Nashville, TN 37210-2038.

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 30th day of November, 2016.

Urban Housing Solutions, Inc.

By: Rusty Lawrence
Its: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rusty Lawrence, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Executive Director of in Urban Housing Solutions, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of November 2016.

Notary Public

My Commission Expires: 11/6/17

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY