BILL GARRETT, Davidson County
Trans:T20160111699 DEEDWARR
Recvd: 12/20/16 08:34 3 pgs
Fees:18.00 Taxes:1369.00
20161220-0133340

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 9th day of December, 2016.

Jean H. Mitchell
Notary Public:

My Commission Expires: 11-18-19

Jean H. Mitchell
State of Tennessee Notary Public
Sumner County
My Commission Expires November 18, 2019

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.O. Box 2852, Hendersonville, TN 37077

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Urban Investment 1 LLC 6207 Belle Rive Drive Brentwood, TN 37027	Urban Investment 1 LLC 6207 Belle Rive Drive Brentwood, TN 37027	072092E00200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Devon J. Sutherland**, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Urban Investment 1 LLC**, a Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land located in Davidson County, Tennessee, being Unit 915B of the 915 Spain Ave Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions for 915 Spain Ave Townhomes, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20160415-0036583, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit "C", to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Devon J. Sutherland, married, by Warranty Deed from Jean Elaine Hale and Jo Anne Smith and John Davis Pellegrin, dated July 21, 2015, recorded July 27, 2015 in Instrument No. 20150727-0073470, Register's Office for Davidson County, Tennessee.

Edie Sutherland joins in the conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2016 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 5190, Page 583, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Declaration of Covenants, Conditions and Restrictions for 915 Spain Ave Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in 20160415-0036583, Register's Office for Davidson County, Tennessee.

All Matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 915 Spain Ave Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160415-0036583, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 915A Spain Ave, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s). Grantor(s) covenant with said Grantee(s) that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR(S) further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee(s), their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 9th day of December, 2016.

Devon J. Sutherland

State of Florida)
County of Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J. Sutherland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2016.

Commission Expires:

Notary Public:

Notary Public State of Florida
Jennafer Belabin
My Commission FF 227411
Expires 08/16/2019

Witness my/our hand(s) this the 9th day of December, 2016.

Edie Sutherland

Edie Sutherland

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Edie Sutherland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2016.

Commission Expires: 11-18-19

Jan H. Mitchell

Notary Public:

