AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000588 DEEDWARR
Recvd: 01/04/17 09:18 2 pgs
Fees:13.00 Taxes:1165.50
20170104-0000664

P-UP-16-2425A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC OF WILLIAMSON CO. TAHIRA J. PYSZKA My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Borders	New Owner	
(NAME)	(NAME)	**072-13-0P-001.00-CO**
2425A Inga Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **URBAN PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL BORDERS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2425 Inga Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160324-0028149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urban Properties, LLC by Warranty deed from Daniel Kress Betts of record in Instrument No. 20160209-0012469 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 09, 2016.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20160324-0028149;
- Charter of record in Instrument No. 20160411-0034564;
- All matters shown on Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2425A Inga Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF DECEMBER, 2016.

Urban Properties, LLC

BY: _____
David Shane Stratton
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Shane Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Urban Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of December, 2016.

_____
Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212