This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R88-41

ADDRESS NEW OWNER:
William Bruce Jones, Jr.
1784 Masters Drive
Franklin, TN 37064

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____

MAP **13107012900**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E. Speece and wife, Jean M. Speece** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **William Bruce Jones, Jr., Urban Development Group LLC, a Tennessee limited liability company, and Kevin Gabhart**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.
>
> Said Lot No. 41 fronts 100 feet on the easterly side of Belmont Park Place, and runs back between lines, 259.4 feet on the northerly line and 259.3 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.
>
> Being the same property conveyed to Richard E. Speece and wife, Jean M. Speece by deed from Alan Williams dated June 29, 2009, of record in Instrument No. 20090702-0062115, Register's Office for Davidson County, Tennessee.

This is improved property known as 4506 Belmont Park Terrace, Nashville, Tennessee 37215. Possession is to be given on January 3, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20170000656 DEEDWARR
Recvd: 01/04/17 10:32 2 pgs
Fees:13.00 Taxes:1942.50
20170104-0000750

WITNESS our hands this the 3rd day of January, 2017.

Richard E. Speece

Jean M. Speece

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard E. Speece and wife, Jean M. Speece**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of January, 2017.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2017.

NOTARY PUBLIC

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-3-2020