BOX 10-B

BILL GARRETT, Davidson County
Trans: T20170003787 DEEDWARR
Recvd: 01/13/17 13:36 2 pgs
Fees: 13.00 Taxes: 2405.00

20170113-0004314

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RF REAL ESTATE INVESTMENTS, L.L.C.	**SAME**	**071-14-0-386.00**
(NAME) **245 SOUTH WILDWOOD DRIVE**	(NAME)	
(ADDRESS) **BRANSON, MO 65616**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP, NOW KNOWN AS URBAN DWELL HOMES LP, BY ARTICLES OF AMENDMENT FILED JULY 23, 2014 WITH THE TENNESSEE SECRETARY OF STATE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RF REAL ESTATE INVESTMENTS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 of the Calligan Subdivision, of record in Plat Book 11700, Page 7, Register's Office for Davidson County, Tennessee. Lot No. 1 was formerly known and designated as Lots 19, 20, 20, 21 and 22 on the Map of Haynies Grove Plan of Lots, as of record in Plat Book 57, Page 64, said Register's Office, and includes a portion of Evergreeen Avenue which was closed by Metro Ordinance No. 099-1620 as more fully appears in the Plat of record in Plat Book 11700, Page 7, said Register's Office, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Homes LP, now known as Urban Dwell Homes LP by Articles of Amendment filed July 23, 2014 with the Tennessee Secretary of State, a Tennessee Limited Partnership, by deed from Alice M. Dorsey dated August 30, 2013, of record as Instrument No. 20130904-0093151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 11700, page 7, said Register's Office; Street closing and any easements retained in Ordinance No.099-1620, filed with the Metropolitan Court Clerk's Office for Davidson County, Tennessee; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **101 FERN AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 12th day of January, 2017.

URBAN DWELL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

BY: BRANDON RUMBLEY, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Brandon Rumbley,** 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 a member of **Latipac, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **Latipac, LLC** to be the **General Partner of Urban Dwell Homes LP**, the within-named bargainor, a Tennessee Limited Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office, this 12th day of January, 2017.

My commission expires: **November 5, 2018**



Notary Public