BILL GARRETT, Davidson County
Trans:T20170005982 DEEDWARR
Recvd: 01/20/17 15:21 2 pgs
Fees:13.00 Taxes:1017.50
20170120-0006741

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me on this 18th day of January, 2017.

Notary Public
My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner as Follows:
Urban Divide Development, LLC
9307 Chevoit Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers: Map 91-11, Parcel 125

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND ($ 275,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nicholas Perenich, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Urban Divide Development, LLC., hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 1209 and 1211 of Block No. 178, Plan No. 1, West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's office for said County.

Said Lots Nos. 1209 and 1211 front 25 feet each on the northerly side of Illinois Avenue and run back between parallel lines (150) one hundred and fifty feet to an alley.

Being the same property conveyed by deed from Norman W. Bowen to Nicholas Perenich, Jr., of record in Instrument No. 20070629-0077860 Register's Office for Davidson County, Tennessee.

This being improved property known as: 5304 Illinois Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself and his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18TH day of January, 2017.

Nicholas Perenich, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas Perenich, Jr., with whom I am personally acquainted or who produced suitable identification, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee, this 18th day of January, 2017.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 8/8/17