Davidson County DEEDWARR
Recvd: 02/03/17 14:56 3 pgs
Fees:18.00 Taxes:1294.63
20170203-0011950

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2914B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark K Kimura	BB&T	092-04-0E-001.00-CO
1200 Jackson St	301 College Street	
Nashville, TN 37208	Greenville, SC 29601	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK K KIMURA

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Unit A, together with common areas, as established by Declaration Establishing a Horizontal Property Regime for 1001 12th Avenue North Townhomes of record as Instrument No. 20160310-0023215 and Scrivener' s Affidavit recorded in Instrument No. 20160323-0027533, and being shown on Plat attached thereto as Exhibit "B", 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 Carneal Comer by Warranty deed from John L. Copeland, Jr. and wife, Theola Copeland of record in Instrument No. 20040519-0058694 Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 19, 2004.

Being a portion of the same property conveyed to Monica Breedlove, unmarried by Warranty deed from Carneal Comer, unmarried of record in Instrument No. 20160211-0013442 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 11, 2016.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee Limited Partnership by Warranty deed from Monica Breedlove, unmarried of record in Instrument No. 20160212-0013700 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 12, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160310-0023215 and Scrivener' s Affidavit recorded in Instrument No. 20160323-0027533, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to rights of others in and to the common areas and/or elements.

NOTE: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the Policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any defects or claims of defect in title up to the face amount of the policy. Such increases in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.

This is property known as 1200 Jackson St, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 2nd day of February, 2017.

Urban Dwell Homes LP, a Tennessee limited partnership

BY: _____

Brandon Rumbley, A Member of Latipac, LLC, as General Partner

STATE OF TENNESSEE

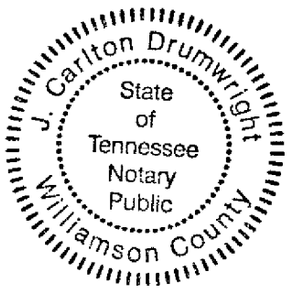
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brandon Rumbley, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Latipac, LLC, a Tennessee limited liability company, the General Partner of Urban Dwell Homes, LP, a Tennessee limited partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Member of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee limited partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.Witness my hand and official seal, this 2nd day of February, 2017.

_____

Notary Public

My Commission Expires: 10/2/17



File #: 17-2914B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

