WARRANTY DEED

CARMEN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 9, 2018

P-VRES-17-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Timothy Kelley	NEW OWNER	
(NAME)	(NAME)	**083-04-0Z-001.00**
1204 A Rosebank Ct.		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY KELLEY, UNMARRIED,** 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 1204A, 1204 Rosebank Court Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1204 Rosebank Court Townhomes of record in Instrument Number 20160527-0053517, 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 part of the same property conveyed to Urban Properties, LLC, a Tennessee limited liability company by Warranty deed from Judy N. Lawrence, an unmarried woman of record in Instrument No. 20160519-0049983, dated May 17, 2016 and recorded on May 19, 2016, corrected by Affidavit of Scriviner's Error of record in Instrument No. 20160711-0070729 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20160527-0053517;
- Charter for 1204 Rosebank Court Townhomes of record in Instrument No. 201606070057487;
- All matters shown on Plan of record in Plat Book 2133, Page 38;
- Covenants, Conditions and Restrictions of record in Book 2144, Page 97 and Book 3827, Page 545, 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: **1204 A Rosebank Ct., 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.

BILL GARRETT, Davidson County
Trans:T20170015372 DEEDWARR
Recvd: 02/21/17 15:26 2 pgs
Fees:13.00 Taxes:1591.00
20170221-0017501

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2017.

Urban Properties, LLC, a Tennessee limited liability company

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, a Tennessee limited liability company, 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 17th day of February, 2017.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19



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