WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015612 DEEDWARR
Recvd: 02/22/17 10:45 2 pgs
Fees:13.00 Taxes:1628.00
20170222-0017748

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Katherine A. Tillotson Revocable Trust	Wells Fargo Bank, NA	P/O 09111004100
(NAME) 9036 Stonehurst Lane ~~5308 B Illinois Avenue~~	(NAME) 6200 Park Ave	
(ADDRESS) Huntington Beach, CA ~~Nashville, TN 37209~~ 92648	(ADDRESS) DesMoines, IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Urban Divide Development, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katherine A. Tillotson and Peter M. Tillotson, Co-Trustees of the Katherine A. Tillotson Revocable Trust dated April 17, 2008,** hereinafter called the GRANTEES, 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 Lot No. 1215 of Block No. 178 in Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1215 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Urban Divide Development, LLC by deed dated July 28, 2016 from Kathryn F. Campbell, unmarried of record in Instrument No. 20160802-0079567, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Urban Divide Development, LLC by Urban Divide Development, LLC of record in Instrument No. 20160822-0087328, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 201701040000830, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5308 B Illinois Avenue, Nashville, TN 37209
(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/our hands this 17th day of January, 2017.

Urban Divide Development, LLC

By: _____ Member
Joseph Sanfilippo, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Joseph Sanfilippo** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Member** of Urban Divide Development, LLC and that he as such **Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Member.**

WITNESS my hand and seal this 17th day of January, 2017.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Tillotson

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