WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

M-MP-17-3221

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)
Urban Properties, LLC	**Urban Properties, LLC**	
(NAME)	(NAME)	**70-9-36.00**
204 Point East Drive	**204 Point East Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(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, **CNK, 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 **URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 8 on the Plan of H. E. Simpkins Division of the L. G. Curtis Lands, of record in Plat Book 547, Page 39, Register's Office for said County.

Said part of Lot No. 8 fronts 105 feet on the southerly side of Lincoln Avenue and extends back 295 feet on the westerly line and 270 feet on the easterly line to a dead line in the rear measuring 110 feet thereon.

Being part of the same property conveyed to CNK, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married, recorded July 28, 2014 in Instrument No. 20140728-0066530 and further being the same property conveyed to James Stevens, married, by Warranty Deed from American Equity Funding, Inc., recorded April 8, 2103 in Instrument No. 20130408-0034567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.
- Easement of Sanitary Sewer/Storm Drainage of record in Book 4041, Page 38, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3221 Lincoln Avenue, Nashville, Tennessee 37218**.

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:T20170018929 DEEDWARR
Recvd: 03/06/17 09:26 2 pgs
Fees:13.00 Taxes:256.04
20170306-0021646

Witness my/our hand(s) this the 1st DAY OF MARCH, 2017.

CNK, LLC

BY: _____
James J. Stevens
Member

STATE OF TENNESSEE

COUNTY OF White.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James J. Stevens, 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 Member of CNK, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of March, 2017.

_____
Notary Public

My Commission Expires:
10-21-2019

JONATHON JAMES SHORT
STATE OF TENNESSEE
NOTARY PUBLIC
WHITE COUNTY

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