# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEL WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**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 |
|---|---|---|
| Kaitlin Ward | | ~~P/O 09111004100~~ |
| (NAME) | (NAME) | |
| 5308 A Illinois Avenue | New owner | 091-11-0-441.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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 **Kaitlin Ward**, **unmarried** 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. 1213 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. 1213 fronts 25 feet on the northerly side of Illinois Avenue and run 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 and thereafter conveyed to Urban Divide Development LLC by deed of record in Instrument No. 20160818-0086326, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5308 A 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 57, PAGES 74 and 75, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans: T20170025958 DEEDWARR
Recvd: 03/28/17 10:11 2 pgs
Fees: 13.00 Taxes: 1652.05
20170328-0030000

Witness my/our hands this 23rd day of March, 2017.

**Urban Divide Development LLC**

**By:** _____
**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 23rd day of March, 2017.

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

File No.: 17-Ward

