WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029448 DEEDWARR
Recvd: 04/07/17 10:18 2 pgs
Fees:13.00 Taxes:1757.50

20170407-0034167

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

David A. Howe Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
David A. Howe, Jr and Sara Howe	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **2454B Eastland Avenue**	(NAME) **2002 Richard Jones Road, Suite 300A**	**083-12-092.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37215**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. HOWE, JR AND WIFE, SARA HOWE,** 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 2454B, 2454 Eastland Avenue Townhomes , a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 2454 Eastland Avenue Townhomes, of record in Instrument No. 20160324-0028148, 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 Urban Properties, LLC by Warranty deed from James Hlavati, married of record in Instrument No. 20151231-0131658 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2330, Page 84;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160324-0028148;
- Charter of record in Instrument No. 20160411-0034548;
- Restrictions of record in Book 2545, Page 497 and Book 2590, Page 622;
- Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 9542, Page 12;
- Easement(s) to City of Nashville of record in Book 3460, Page 206;
- Watermain Easement of record in Book 2539, Page 491, 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: **2454B Eastland Avenue, 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.

Witness my/our hand(s) this the 5th DAY OF APRIL, 2017.

Urban Properties LLC

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, 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 7th day of April, 2017.

_____
Notary Public

My Commission Expires: 8/20/19

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

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