BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170035792 DEEDWARR
Recvd: 04/27/17 15:43 2 pgs
Fees:13.00 Taxes:925.00
20170427-0041677

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2017

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES LP	**SAME**	**Tract I: 073-09-0-273.00** **Tract II: 073-09-0-234.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO TRACT I, AND BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP, AS TO TRACT II,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 073-09-0-273.00
Land in Davidson County, Tennessee, being Lot No.10-A on the map entitled Zone Lot Division Cooper Lane Estates for Lots 10 and 18, of record in Plat Book 5200, page 567 and amended in Plat Book 6900, page 670, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from WOODROW S. BELL, MARRIED, of record in Instrument No. 20140609-0049867, dated June 6, 2014, said Register's Office. Being further conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by Quitclaim Deed from BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140612-0051294, dated June 11, 2014, said Register's Office.

This property is more commonly known as 2337 Cooper Terrace, Nashville, TN 37216.

Tract II: 073-09-0-234.00
Land in Davidson County, Tennessee, being Lot No. 10-B on the map entitled Zone Lot Division Cooper Lane Estates for Lots 10 and 18, of record in Plat Book 5200, page 567 and amended in Plat Book 6900, page 670, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from WOODROW S. BELL, MARRIED, of record in Instrument No. 20140609-0049867, dated June 6, 2014, said Register's Office.

This property is more commonly known as 2339 Cooper Terrace, Nashville, TN 37216.

This conveyance is subject to Matters shown on the Plan of record in Book 5200, Page 567 and amended in Plat Book 6900, Page 670; Driveway Agreement of record in Book 6424, Page 435; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2337 & 2339 COOPER TERRACE, NASHVILLE, TN 37216**
(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; 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 our hands this 27th day of April, 2017.

COORDINATION PLUS, LLC

Virginia N. Pitts, ccm

By: Virginia N. Pitts, Chief Manager

BECKLEA GP

Virginia N. Pitts, Auth. Agent

By: Virginia N. Pitts, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Coordination Plus, LLC, by herself as such Chief Manager.

Witness my hand and official seal at office this 27 day of April, 2017.

My Commission expires: November 5, 2018

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an authorized agent of **Becklea GP** the within-named bargainor, a Tennessee General Partnership and that she as such authorized agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Becklea GP,** by herself as such authorized agent.

Witness my hand and official seal at office this 27 day of April, 2017.

My Commission expires: November 5, 2018

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON