Davidson County DEEDWARR
Recvd: 05/08/17 11:05 3 pgs
Fees:18.00 Taxes:1500.50
20170508-0045357

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,540.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/25/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3343B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taft Laster	First Choice Lending Service, LLC	061-14-0-211.00
802 Oak Street	9821 Cogdill Road, Suite 2	
Nashville, TN 37216	Knoxville, TN 37932	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES, L.P. A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAFT LASTER AND ANITA LASTER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No 74 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County and being more particularly described as follows:

BEGINNING in the dividing line between Lots Nos. 73 and 74 at a point 335 feet west of the westerly margin of Burns Street, said point being the southwesterly corner of a tract conveyed to Jesse H. Read et ux, by deed from Jesse Read et al, of record in Book 5388, page 644, said Register's Office; thence westwardly 100 feet along said dividing line to a point, being the southeasterly corner of a tract conveyed to James H. Rimlinger et ux, by deed from Jesse Read et al, of record in Book 5388, page 642, said Register's Office; thence in a northerly direction approximately 201 feet to a point in the dividing line between Lots Nos. 74 and 75, said point being the southwesterly corner of a lot conveyed to Lonas C. Hines et ux, by deed from Charles Phillips and E. R. Phillips, of record in Book 2333, page 203 said Register's Office; thence eastwardly 100 feet along Hines southerly boundary to a point, being Hines southeasterly corner; thence in a southerly direction approximately 201 feet to the point of beginning.

Being the same property conveyed to Nelson A. Kempf, unmarried by quitclaim deed from Lena H. Warner and husband Winfred Warner, and Michael D. Warner, single of record in Instrument No. 20130208-00143231 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on February 08, 2013.

Being the same property conveyed to Urban Dwell Homes, L.P. by Warranty deed from Nelson A. Kempf, unmarried of record in Instrument No. 20160725-0076449 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument Number 20161005-0105389 and amended in Instrument No. 20170314-0024817, in the Register's Office for Davidson County, Tennessee.

This property is completely landlocked by adjoining parcels of land and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property described in this report.

This is property known as 802 Oak Street, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 5th day of May, 2017.

Urban Dwell Homes, L.P. a Tennessee limited partnership

BY: _____

Brandon Rumbley, A Member of Latipac, LLC, as General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brandon Rumbley, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Latipac, LLC, a Tennessee limited liability company, the General Partner of Urban Dwell Homes, LP, a Tennessee limited partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Member of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee limited partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2017.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3343B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

