WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040322 DEEDWARR
Recvd: 05/11/17 12:21 2 pgs
Fees:13.00 Taxes:962.00
20170511-0046915

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2017.

Notary Public

My commission expires: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
UrbanGate Development Group, LLC a Michigan limited liability company	**OWNER**	**Map 071-14-0 Parcel 275.00**
PO Box 431	Same	
Freemont MI 49412		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffery Scott Allen, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UrbanGate Development Group, LLC, a Michigan limited liability company

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:

BEING Lot No. 10 and the northerly 27 feet of Lot No. 11 of Block "B" on the Plan of East View Subdivision of the Schwab Property, as of record in Book 547, Page 64, Register's Office for Said County.

SAID Lot No. 10 and part of Lot No. 11 front together 77 feet on the easterly side of Elmhurst Avenue and extends back 166 feet, more or less, on the southerly line and 171 feet 6 inches on the northerly line to a dead line, measuring 77 feet thereon.

BEING the same property conveyed to William Allen and Barbara Allen, by Warranty Deed dated October 15, 1957 from John Moody Vance and wife, Annie Elizabeth Vance, of record in Book 2742, Page 375, Register's Office for Davidson County, Tennessee. William Allen died intestate on December 21, 2002. Barbara Allen died on October 14, 2005 leaving her children, William Robert Allen, Barbara Janet England, Kenneth Wayne Allen, and Jeffrey Scott Allen, as surviving heirs as evidenced by the Affidavit of Heirship of record in Instrument No. 20051128-0142431, said Register's Office. The said property was further conveyed to Jeffrey Scott Allen by Quitclaim Deed dated November 22, 2005 from William Robert Allen, Barbara Janet England, and Kenneth Wayne Allen, of record in Instrument No. 20051128-0142432, said Register's Office.

Kimberly Allen, spouse of the above named Jeffrey Scott Allen, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4144, Page 981 and Book 4155, Page 531, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **120 A Elmhurst Avenue, Nashville, Tennessee 37207**

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 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.

Witness my/our hand(s) this 9th day of **May, 2017.**

Jeffery S allen
Jeffery Scott Allen

Kimberly R Allen
Kimberly Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffery Scott Allen and Kimberly Allen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **May, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21