(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040827 DEEDWARR
Recvd: 05/12/17 15:24 2 pgs
Fees:13.00 Taxes:333.00
20170512-0047555

File No. TE0002944

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS the 12th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-8-2018
(AFFIX SEAL)

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Properties LLC	Same as New Owner	071-16-0-417.00
(NAME)	(NAME)	
718 McFerrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alice Coligna Butler**, **Gregory Allen Butler** and **Obayana Ayofemi Butler,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urbangate Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 9 as shown on the plan of resubdivision of Lots 11-20, A. B. Spains Lischey Gardens Subdivision, of record in Book 4300, Page 82, Register's Office for said county, to which plan references is here made for a more particular description of said lot.

Being the same property conveyed to Robert Butler, Alice Coligna Butler, Gregory Allen Butler and Obayan Ayofemi Butler by Quitclaim Deed from Alice Coligna Butler, Gregory Allen Butler and Obayan Ayofemi Butler, recorded August 23, 2007 in Instrument No. 20070823-0100998, in the Register's Office for Davidson County, Tennessee. The said Robert Butler having since died on July 6, 2014 and his 1/4 interest having become vested in his heirs at law (and the other owners herein): Alice Coligna Butler, Gregory Allen Butler, and Obayan Ayofemi Butler. SEE ALSO: Affiavits of Heirship recorded at Instrument Nos. 20170512-0047553 and 20170512-0047554, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 709 Crockett St., Nashville, TN 37207

(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.

Witness my hand this 10th day of May, 2017.

Alice Coligna Butler

Gregory Allen Butler

Obayana Ayofemi Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alice Coligna Butler, Gregory Allen Butler, and Obayana Ayofemi Butler, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of May, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206