Warranty Deed

BILL GARRETT, Davidson County Trans:T20170046814 DEEDWARR Recvd: 06/02/17 10:05 3 pgs Fees:18.00 Taxes:2220.00 20170602-0054942	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2017. Notary Public My commission expires:

DANIEL J. WORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Urban Properties, LLC		
1017 Burchwood Ave.	New Owner	072-05-0-103.00 (1027) and 072-05-0-166.00 (1029)
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CJ TRINITY DEVELOPMENT PARTNERS**, LLC, **A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN PROPERTIES, LLC, A TENNESEE LIMITED LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Resubdivision of Lots 51, 52 & 53, Casper Zopfi's Place, as of record in Plat Book 6200, Page 240, at the Register's Office for Davidson County, Tennessee, also being part of Lot 53 of the Map of Subdivision of Casper Zopfi's Place, as of record in Plat Book 332, Page 167, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of E. Trinity Lane, 50 feet in width, at a corner common with the property of Robert A. O'Malley, as of record in Instrument Number: 20151117-0116722, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of E. Trinity Lane, North 83 deg 21 min 53 sec West, 160.11 feet to an iron rod set, at a corner common with the property of Carrie M. Taylor, as of record in Instrument Number: 20060425-0048980, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of E. Trinity Lane, with the easterly property line of Carrie M. Taylor, North 08 deg 19 min 59 sec East, 139.00 feet to an existing iron pipe, in the southerly property line of Michael J. & April O'Conner, as of record in Instrument Number: 20080319-0027690, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Michael J. & April O'Conner, South 83 deg 21 min 53 sec East, 50.54 feet to an iron rod set;

Thence with the easterly property line of Michael J. & April O'Conner, North 08 deg 19 min 59 sec East, 28.44 feet to an existing iron rod, at a corner common with Lot 1 of said Resubdivision of Lots 51, 52 & 53, Casper Zopfi's Place, also being the property of SBE Partners, as of record in Instrument Number: 20151103-0111735, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 1, South 82 deg 47 min 11 sec East, 110.21 feet to an existing iron rod in the westerly property line of Robert A. O'Malley; Thence with the westerly property line of Robert A. O'Malley, South 08 deg 33 min 41 sec West, 166.35 feet to the POINT OF BEGINNING. Containing 25,355 square feet or 0.582 acres more or less.

Being the same property conveyed to Paro South, LLC, as of record in Instrument Number: 20081126-0115612 and Instrument Number: 20140610-0050428, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CJ Trinity Development Partners, LLC by Quitclaim deed from Paro South, LLC of record in Instrument No. 20160728-0078082 and Instrument No. 20160728-0078080 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1027 & 1029 East Trinity Lane, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2017.

CJ Trinity Development Partners, LLC

By: CJ Partners, LLC
Its: Sole Member

Jim Jacobs, President

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 Jim Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of CJ Partners, LLC, Sole Member of CJ Trinity Development Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021