Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12147

BILL GARRETT, Davidson County
Trans: T20170052621 DEEDWARR
Recvd: 06/20/17 10:47 2 pgs
Fees: 13.00 Taxes: 1217.30
20170620-0061852

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $329,000.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2017.

Notary Public
My commission expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy M. Lee 2213 14th Ave N Nashville, TN 37208	Movement Mortgage 841 Seahawk Circle Virginia Beach VA 23452	081-03-0-082.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, URBAN DEVELOPMENT GROUP, LLC AND JAVIER GARRIDO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY M. LEE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2213 14th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160629-0066109, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urban Development Group, LLC and Javier Garrido, tenants in common with rights of survivorship by Warranty deed from Sarah Flowers Pride, married of record in Instrument No. 20160504-0044054 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on May 04, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2213 14th Ave N, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

J.G.C. J.G.C.

Witness my hand this the 14th day of June, 2017.

Urban Development Group, LLC

By: Javier Garrido C.
Javier Garrido, Authorized Representative

Javier Garrido C.
Javier Garrido

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Javier Garrido, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the authorized representative of the within named bargainor, a Limited Liability Company, and that he, as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Javier Garrido as such authorized representative.

Witness my hand and official seal this 14th day of June, 2017.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Javier Garrido, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY