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

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $329,900.00.

Affiant

Subscribed and sworn before me this the 2nd day of August, 2017.

Notary Public
My commission expires: 7-24-2021

Davidson County DEEDWARR
Recvd: 08/03/17 10:37 2 pgs
Fees:13.00 Taxes:1220.63
20170803-0079167

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deb Adkisson 1405 Walsh Street Nashville, TN 37208	Synovus Mortgage 2204 Lakeshore Drive Suite 325 Birmingham, AL 35209	081-03-0P 002.00

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, A TENNESSEE LIMITED LIABILTY COMPANY, AND JAVIER GARRIDO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBORAH L. ADKISSON AND KIRK ADKISSON, WIFE AND HUSBAND, 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. B on the Plan of Homes at 2213 14th Avenue North, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160629-0066109, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Urban Development Group, LLC and Javier Garrido, tenants in common with rights of survivorship, by Deed from Sarah Flowers Pride, married, dated 04/27/2016, of record in Instrument No. 20160504-0044054, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1405 Walsh Street, 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.

Witness my hand this the 2nd day of August, 2017.

Urban Development Group, LLC

By: _____ _____
Jeff Livingston as Member Javier Garrido

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Livingston, 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 MEMBER of the within named bargainor, Urban Development Group, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeff Livingston as such MEMBER.

Witness my hand and official seal this 2nd day of August, 2017.

My commission expires:
1/7/21

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2017.

My commission expires:
9-10-2018

_____
Notary Public

BENJAMIN GEARON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019