WARRANTY DEED

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

P-RC-17-709

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Braden T. Adams and Erica K. Adams	Mtg Research Center	
(NAME) **709 B Ward Street**	(NAME) P.O. Box 957	**071-12-0B-002.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Columbia, MO 65205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **URBAN PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADEN T. ADAMS AND ERICA K. ADAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 709 Ward Street Townhomes, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161028-0114033, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, Site Plan as depicted on Exhibit "C" and interest in common areas as depicted on Exhibit "D" in said Declaration.

Being a portion of the same property conveyed to Urban Properties, LLC by Warranty deed from Steven R. Scott and Catherine W. Scott, Married of record in Instrument No. 20160926-0100890 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on September 26, 2016.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20161028-0114033;
- HOA Charter of record in Instrument No. 20161109-0118500;
- All matters shown on Plan of record in Plat Book 2083, Page 12;
- Restrictions of record in Book 2084, Page 425, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 B Ward Street, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170070728 DEEDWARR
Recvd: 08/15/17 14:15 2 pgs
Fees:13.00 Taxes:1300.37
20170815-0083686

Witness my/our hand(s) this the 11th DAY OF AUGUST, 2017.

Urban Properties, LLC

BY:_____
David Shane Stratton
Sole Member

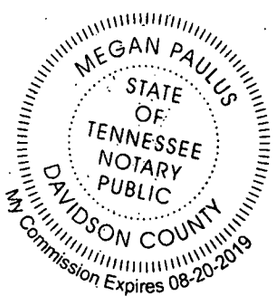
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Shane Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Urban Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of August, 2017.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212