WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073110 DEEDWARR
Recvd: 08/23/17 10:32 2 pgs
Fees:13.00 Taxes:740.00

20170823-0086521

J-RTE-17-122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
UrbanGate Development Group, LLC	**New Owner**	
(NAME) **PO Box 431**	(NAME)	**071-14-0-274.00**
(ADDRESS) **Freemont, MI 49412**	(ADDRESS)	
(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, **REGGIE MCKEEVER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBANGATE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** 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 Lot No. 9 of Block B on the Plan of East View Subdivision of the Shwab Property of record in Plat Book 547, Page 64, 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 the same property conveyed to Stephen F. Meade by Special Warranty Deed from Conseco Finance Servicing Corp., of record in Instrument Number 20030424-0055199, Register's Office for Davidson County, Tennessee, dated April 18, 2003 and recorded April 24, 2003. For the purpose of creating an estate by the entireties, the said Stephen F. Meade conveyed an interest in the subject property to Helen Katherine Creason Meade by Quitclaim Deed of record in Instrument No. 20060828-0106324, Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006. The said Helen Katherine Creason Meade having since died on April 29, 2010, leaving the said Stephen F. Meade as the surviving tenant by the entirety.

Being the same property conveyed to Reggie McKeever by Warranty deed from Stephen F. Meade of record in Instrument No. 20160627-0065504 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 27, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 985, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **122 Elmhurst Avenue , 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.

Witness my/our hand(s) this the 18 DAY OF AUGUST, 2017.

Reggie McKeever

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGGIE MCKEEVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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