Davidson County DEEDWARR
Recvd: 08/28/17 14:33 3 pgs
Fees:18.00 Taxes:869.50
20170828-0088203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2017

Notary Public

MY COMMISSION EXPIRES 3-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Urban Dwell Homes, LP, a Tennessee Limited Partnership	Same	072 05 0 087.00 072 05 0 A 00.02
(NAME) 203 Point East Dr	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171961

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Annie L. Street Webster and Karen R. Webster and Denise Johnson , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Urban Dwell Homes, LP, a Tennessee Limited Partnership, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:

BEING Lot No. 54 and the West 6.5 feet of Lot No. 50 on the Revised and Corrected Map of the Subdivision of the Casper Zopfi's Place, of record in Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mental Ruel Webster and wife, Annie L. Street Webster by Warranty Deed from James R. Belcher and wife, Carole Belcher dated September 3, 1964 and filed of record in Book 3813, page 676, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

BEING the North part of Lot No. 55 and the West part of Zopfi Street as shown on Revised and Corrected Map of the Subdivision of Casper Zopfi Place, of record in Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee. Said part of lot and street described as follows: BEGINNING at an iron pin in the North margin of Zopfi Street at the Southwest corner of Lot No. 54, said pin being 137.5 feet South from a concrete monument set in the South margin of Thomas Street and being the Northwest terminus of Zopfi Street; thence along the West terminus of Zopfi Street along the West line of Lot No. 55, Southerly 107 feet to an iron pin; thence Easterly 55 feet to the line between Lots No. 25 and 55; thence with the line between said lots, and along said line extended, Northerly 107 feet to an iron pin in the North margin of Zopfi Street; thence with the margin of the same, Westerly 50 feet to the point of beginning.

BEING the same property conveyed to Mental Ruel Webster and wife, Annie L. Street Webster by Warranty Deed from James R. Belcher and wife, Carole Belcher dated September 3, 1964 and filed of record in Book 3813, page 669, Register's Office for Davidson County, Tennessee.

The said Mental Ruel Webster and Annie L. Street Webster divorced and owned subject premises as tenants in common. Mental Ruel Webster died intestate, a citizen and resident of Davidson County, Tennessee, on or about August 31, 1981. The said Mental Ruel Webster was unmarried and survived by two daughters, Karen R. Webster and Denise Johnson.

Subject to all matters set out on subdivison plat, and to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4864, page 118, Register's Office for said county.

Unimproved ☐

This is improved ☒ property, known as 918 Thomas Avenue and 0 Zophi Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of August, 2017

Annie L. Street Webster

Annie L. Street Webster

Karen R. Webster

Karen R. Webster

Denise Johnson

Denise Johnson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Annie L. Street Webster and Karen R. Webster and Denise Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of August, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires

True Copy Certification

I, Cheryl A. Eglie, 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 Davidson

Personally appeared before me, Sandra Meeker a notary public for this county and state, Cheryl A. Eglie 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: 9/27/20
Notary' Seal (if on paper)

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020