WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075110 DEEDWARR
Recvd: 08/29/17 09:33 2 pgs
Fees:13.00 Taxes:962.00
20170829-0088480

J-UG-17-124-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 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)	(NAME)	**071-14-0-273.00**
PO Box 431		
(ADDRESS)	(ADDRESS)	
Freemont, MI 49412		
(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, **DARRELL B. LAWRENCE AS EXECUTOR FOR THE ESTATE OF ZENA H. CALDWELL A/K/A ZENA HAZEL CALDWELL,** 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 LIABILTY 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:

Lot 8, BLOCK B, EASTVIEW SUBDIVISION OF THE SHWAB PROPERTY, as shown on plat of record in Plat Book 547, Page 64, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wm. M. Jones and wife, Hazel Jones, by Warranty Deed from T. A. Seibert and wife, Mary Frances Seibert, of record in Book 1977, Page 390, in the Register's Office of Davidson County, Tennessee, dated December 12, 1947 and recorded on June 22, 1951.

The said Wm. M. Jones, a/k/a William M. Jones, died December 29, 1990, leaving property vested exclusively in Hazel Jones, a/k/a Zena H. Jones.

The said Zena H. Jones, having since remarried in August of 2002, was thereafter known as Zena H. Caldwell.

The said Zena H. Caldwell having since died testate on February 19, 2016. The will of Zena H. Caldwell also having been properly probated in the Circuit Court for Davdison County, Tennessee, in Docket No. 16P1356, and further, according to Letters Testamentary issued 10/6/2016, and that certain Order to Sell Real Property issued in said probate proceeding, the property is vested in the Estate of Zena H. Caldwell, with Darrell B. Lawrence having the capacity to sell on behalf of the estate as Executor.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK B, EASTVIEW SUBDIVISION OF THE SHWAB PROPERTY, as recorded in Plat Book 547, Page(s) 64, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Elmhurst Ave., 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 25 DAY OF AUGUST, 2017.

The Estate of Zena H. Caldwell a/k/a Zena Hazel Caldwell

By: Darrell B. Lawrence
Darrell B. Lawrence, Executor

By: Darrell B. Lawrence
Darrell B. Lawrence, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell B. Lawrence, Executor of the The Estate of Zena Hazel Caldwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of August, 2017.

C. Loy Carney
Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell B. Lawrence, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of August, 2017.

C. Loy Carney
Notary Public

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

My Commission Expires:

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