WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170077988 DEEDWARR
Recvd: 09/06/17 11:42 2 pgs
Fees: 13.00 Taxes: 666.00

20170906-0091608

J-UP-17-513-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Urban Properties, LLC, a Tennessee Limited Liabilty Company	**New Owner**	
(NAME)	(NAME)	
204 Point East Drive	**New Owner**	**071-10-0-034.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **DANA ELAINE JONES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN PROPERTIES, 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 7, WEAKLEY & DODD'S SUBDIVISION OF LOT NO. 17, PLAN OF BROOKLYN, as shown on plat of record in Plat Book 57, Page 126, 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 Arnold Lee Jones and wife, Judith Estelle Jones, by Warranty Deed from Leslie M. Bowden and wife, Earline D. Bowden, of record in Book 4916, Page 260, in the Register's Office of Davidson County, Tennessee, dated May 15, 1975 and recorded on May 28, 1975.

Being the same property conveyed to Dana Elaine Jones, a single person, by Quit Claim Deed from Arnold Lee Jones and Judith Estelle Jones, of record in Book 10905, Page 759, in the Register's Office of Davidson County, Tennessee, dated April 29, 1998 and recorded on April 29, 1998.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEAKLEY & DODD'S SUBDIVISION OF LOT NO. 17, PLAN OF BROOKLYN, as recorded in Plat Book 57 Page(s) 126, in the Register's Office of 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: **513 Weakley 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 1st DAY OF SEPTEMBER, 2017.

Dana Elaine Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA ELAINE JONES, 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 1st of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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