WARRANTY DEED

Bill Garrett Davidson County
Batch# 694 **DEEDWARR**
09/14/2017 08:56:34 AM 2 pgs
Fees: $13.00 Taxes: $4,140.30

20170914-0093811

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan C. Hanawalt	Bank of America N. A.	131-01-4-D-001.00 CO
(NAME)	(NAME)	
2812 Shantar Dr.	7105 Corporate Dr., MS: TX2-981-03-21	
(ADDRESS)	(ADDRESS)	
Costa Mesa, CA 92626	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Urban Development Group LLC, a Tennessee limited liability company, and William Bruce Jones, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan C. Hanawalt and Jennifer D. Hanawalt, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2253 Castleman Drive, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20160823-0088309, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to John Joseph Reale and wife, Ida P. Reale, by Warranty Deed from Margarette G. Hall, dated July 16, 1971, of record in Book 4521, page 196, re-recorded in Book 4524, page 695, Register's Office for Davidson County, Tennessee. John Joseph Reale died, whereupon Ida P. Reale became the sole owner of said property as surviving tenant by the entirety. Ida P. Reale died testate on February 9, 2016, and by her Last Will and Testament shown in Case No. 16P350, Probate Division of Davidson County, Tennessee, and as of record in Instrument No. 20160511-0046936, Register's Office for Davidson County, Tennessee, she devised the subject property to her sons, Robert "Rick" Joseph Reale and John Hugh Reale, as tenants in common. See also Affidavit of Inheritance of record in Instrument No. 20160511-0046937, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Urban Development Group, LLC and William Bruce Jones, Jr. by Warranty Deed from Robert "Ricky" Joseph Reale and John H. Reale, dated June 29, 2016, of record in Instrument No. 20160714-0072491, corrected in Instrument No. 20160819-0087179, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2253A Castleman Dr., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 1424, page 23 and Exhibit B of Instrument No. 20160823-0088309; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20160823-0088309; Articles of Incorporation/ Charter of record in Instrument No. 20160823-0088308; all of record in the Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 7th day of September, 2017.

URBAN DEVELOPMENT GROUP LLC

By: Jeff L. Livingston
Its: Managing Member/Owner

William Bruce Jones, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeff L. Livingston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member/Owner of Urban Development Group LLC and that he as such Managing Member/Owner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member/Owner.

WITNESS my hand and official at Franklin, Tennessee, seal this 7th day of September, 2017.

Notary Public
My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Bruce Jones, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of September, 2017.

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018