Bill Garrett Davidson County
Batch# 4114 DEEDWARR
09/25/2017 01:00:36 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20170925-0097928

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170257

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$205,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of September, 2017.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2017, among:

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

URBAN DWELL HOMES LP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being the Easterly part of Lot No. 101 on the map of Riverside Drive Subdivision as of record in Book 974, page 60, Register's Office for Davidson County, Tennessee, which is also shown as an unnumbered tract marked "M. P. Estes" on the plan of Sherwood, 1st edition, as of record in Book 1835, page 23, Register's Office for said County.

According to the latter plan, said part of said Lot No. 101 fronts 76.2 feet on the Easterly side of Tammany Drive and runs back between lines 200 feet on the Northerly line and 170 feet on the Southerly line along the Northerly line of Lot No. 1 of said Sherwood Subdivision to the Westerly line of a TVA transmission line easement measuring 70 feet thereon.

Being the same property conveyed to Mrs. Rita Sue Newby by Warranty deed from Donald J. Brady and wife, Linda D. Brady of record in Book 4352, page 572, Register's Office for Davidson County, Tennessee, dated July 14, 1969 and recorded on July 24, 1969. (Value or consideration shown in aforementioned deed $10,300.00.) Being also known as 1901 Tammany Drive Nashville, Tennessee 37216.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Mrs. Rita Sue Newby of record in instrument number _____, Register's Office for Davidson County, Tennessee, dated _____, 2017 and recorded on _____,2017. (Value or consideration shown in aforementioned deed $_____.) Being also known as 1901 Tammany Drive Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS, WHEREOF the undersigned have executed this instrument on the date first above written.

Music City Holdings, LLC

BY: _____
Mat Farmer

ITS: President

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC.

Witness my hand and official seal this 18th day of September, 2017.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Urban Dwell Homes LP
Address: 1901 Tammany Drive
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Urban Dwell Homes LP
Address: 203 Point East Dr
City, State, Zip: Nashville TN 37216

Tax ID: 072-12-0-235.00