Bill Garrett Davidson County
Batch# 10782 DEEDWARR
10/10/2017 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20171010-0103811

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF OCTOBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3991B

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wesley E. Holmes	USAA Federal Savings Bank	07210036700
1315 A LITTON AVE	10750 McDermott Freeway	
Nashville, TN 37216	San Antonio, TX 78288	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WESLEY E. HOLMES, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated on Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for 1315 Litton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161212-0130081, First Amendment of record at Instrument No. 20170210-0006500, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee limited partnership by Warranty deed from Deborah Campbell Sparks and Bernard C. Sparks, wife and husband of record in Instrument No. 20160929-0102748 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on September 29, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1315 A LITTON AVE, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 6th day of October, 2017.

Urban Dwell Homes LP, a Tennessee limited partnership

By: Jason Dodge, A Member of Latipac, LLC, as General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jason Dodge, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Latipac, LLC, a Tennessee limited liability company, the General Partner of Urban Dwell Homes, LP, a Tennessee limited partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Member of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee limited partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this 6th day of October, 2017.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 17-3991B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

