Bill Garrett Davidson County
Batch# 32358 DEEDWARR
12/01/2017 01:11:04 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20171201-0122876

| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| ALAN M. COHEN<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF DAVIDSON<br>My Comm. Expires November 5, 2018 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **URBAN DWELL HOMES LP** | **SAME** | **072-07-0-218.00** |
| (NAME)<br>**203 POINT EAST DRIVE** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CAROLYN MCELRATH, LAVELL MCELRATH, ARTHUR DAVIS, III, EBONY HAYNES, NAOMI DAVIS, SHIRLEY COUNTS, WILLIAM MCELRATH A/K/A WILLIAM D. MCELRATH, JR., CORNELIUS HAYNES, MYAKHA ELYANNAH AMOUR POLK, AND OCTAVIA GARNER AS GUARDIAN OF THE MINOR PEREZ RASHAD MCELRATH, BEING ALL THE HEIRS AT LAW OF PATRICIA FAYE BURKS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being part of Lot No. 1 on the Map showing the Tract on Maxey Avenue conveyed by Lizzie Hunley to Sarah E. Quinn, not of record and described as follows:

BEGINNING at a point in the south margin of McGavock Pike, formerly Maxey Avenue, at the northwest corner of Lot No. 1 on said plan; thence with the margin of said Pike, easterly 94 feet to a point at the northwest corner of the property conveyed to C. F. Cantrell, by deed of record in Book 2604, page 265, Register's Office for said County; thence along Cantrell's westerly line, southerly 200 feet to a point in the northerly line of the property conveyed to Harold S. Brooks and wife, by deed of record in Book 2753, page 577; thence along Brooks' northerly line, westerly 94 feet to a point in the westerly line of Lot No. 1 on said Plan; thence with the same, northerly 200 feet to the point of beginning.

Being the same property conveyed to WILL W. ALDERSON AND WIFE, PEARL FLOYD ALDERSON, by deed from LOUISE FRANCES PETERS, of record in Book 3989, page 747, dated February 21, 1966, said Register's Office. The said Will W. Alderson having since died leaving Pearl Floyd Alderson the surviving tenant by the entirety. The said Pearl Floyd Alderson (widow) conveyed her interest by Quitclaim Deed to Patricia Faye Burks of record in Book 8132, page 640, dated June 15, 1990, said Register's Office. Subsequently Patricia Faye Burks conveyed her interest by Quitclaim Deed to Pearl Floyd Alderson (widow) of record in Book 8149, page 500, dated July 10, 1990, said Register's Office. The said Pearl Ella Alderson a/k/a Pearl Floyd Alderson having since died testate on or about January 7, 1998, said Register's Office. Subject property was devised to Patricia Faye Burks, pursuant to her Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee Docket No. 99P-591, a certified copy of which is of record in Book 11561, page 694, said Register's Office. The said Patricia Faye Burks having since died intestate on or about June 24, 2015. Upon her death, the subject property passed to her heirs at law, CAROLYN MCELRATH, LAVELL MCELRATH, ARTHUR DAVIS III, EBONY HAYNES, NAOMI DAVIS, SHIRLEY COUNTS, WILLIAM MCELRATH A/K/A WILLIAM D. MCELRATH, JR., CORNELIUS HAYNES AND PATRICK RAYE MCELRATH. PATRICK RAYE MCELRATH predeceased his mother and had two children, PEREZ RASHAD MCELRATH AND MYAKHA ELYANNAH AMOUR POLK. For further reference, see Affidavit of Heirship of record in Instrument No. 20171120-0118752, said Register's Office. PEREZ RASHAD MCELRATH is a minor child. OCTAVIA GARNER has been appointed Guardian by Order Appointing Guardian filed in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), under Docket No. 17P-1903.

See Limited Power of Attorney for William D. McElrath, Jr. of record in Instrument No. 20171120-0118753, said Register's Office.

This conveyance is subject to any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( **X** ) property, known as **1300 MAXEY LANE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of November, 2017.

**CAROLYN MCELRATH**

**LAVELL MCELRATH**

**ARTHUR DAVIS, III**

**EBONY HAYNES**

**NAOMI DAVIS**

**SHIRLEY COUNTS**

**WILLIAM D. MCELRATH, JR.**
**By: Carolyn McElrath, his Attorney-in-Fact**

**CORNELIUS HAYNES**
~~**By: Syretta Pillow-Mujuru, his Attorney-in-Fact**~~

**MYAKHA ELYANNAH AMOUR POLK**

**PEREZ RASHAD MCLERATH**
**By: Octavia Garner, Guardian**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carolyn McElrath,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lavell McElrath** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Arthur Davis, III,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Shirley Counts,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Naomi Davis** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Myakha Elyannah Amour Polk,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Octavia Garner, Guardian for Perez Rashad McElrath,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 30th day of November, 2017, before me personally appeared **Carolyn McElrath, Attorney in Fact for William D. McElrath, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **William D. McElrath, Jr.**, and who acknowledged that she executed the same as the free act and deed of **William D. McElrath, Jr**.

Witness my hand and official seal at office this 30th day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

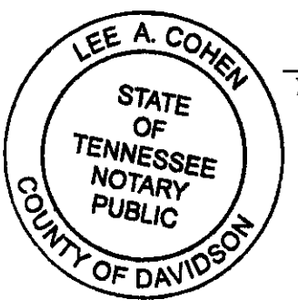
Lee A. Cohen
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cornelius Haynes** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2017.

My commission expires: **November 5, 2018**




Notary Public