WARRANTY DEED

Bill Garrett Davidson County
Batch# 45692 DEEDWARR
01/08/2018 03:40:29 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180108-0002484

P-RCP-17-1145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 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)
Jaime Renee Frazier	Regions Bank dba Regions Mtg.	
(NAME)	(NAME)	
1145 McAlpine Avenue	2050 Parkway Office Circle	**061-11-0-355.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham AL 35244	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAIME R. FRAZIER, UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of 1139 & 1201 McAlpine Avenue of record in Plat at Instrument No. 20161129-0125056, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urban Properties, LLC by Warranty deed from Marian S. Essery and husband, Arthur W. Essery of record in Instrument No. 20160914-0096531 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 14, 2016.

This conveyance is subject to:

- Taxes for the year 2018 and thereafter, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20161129-0125056, Register's Office of Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4040, Page 321, Book 4040, Page 357, Book 4071, Page 35, Book 4275, Page 495, Book 4298, Page 397 and Book 4940, Page 908, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1145 McAlpine Avenue, Nashville, Tennessee 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 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 hand this the 5th DAY OF JANUARY, 2018.

Urban Properties, LLC

BY: _____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED AGENT of URBAN PROPERTIES, LLC the within named bargainor, a limited liability company, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2018.

_____
Notary Public

My Commission Expires: 6.20.21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

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