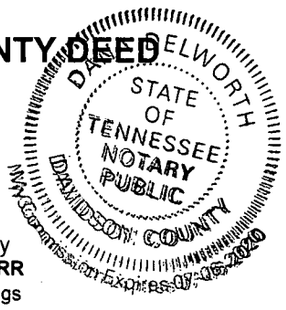
WARRANTY DEED



Bill Garrett Davidson County
Batch# 54784 **DEEDWARR**
02/05/2018 09:12:46 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20180205-0011164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
David Leon Hawkersmith, Trustee of the David Leon Hawkersmith Revocable Trust dated February 9, 2017 and Valeria Alejandra Hawkersmith, Trustee of the Valeria Alejandra Hawkersmith Revocable Trust dated February 9, 2017	**Ameris Bank**	
(NAME) **1641 Valle Verde Drive**	(NAME) **1800 Parkway Place, Suite 820**	**105-09-0-J-005.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Marietta, GA 30067**	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **UP PARTNERSHIP, GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID LEON HAWKERSMITH, TRUSTEE OF THE DAVID LEON HAWKERSMITH REVOCABLE TRUST DATED FEBRUARY 9, 2017 AND VALERIA ALEJANDRA HAWKERSMITH, TRUSTEE OF THE VALERIA ALEJANDRA HAWKERSMITH REVOCABLE TRUST DATED FEBRUARY 9, 2017,** hereinafter called the Grantee(s), his/her/its/their 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 Unit No. 5 on the Plan of Belmont Close Town Homes, shown in the Declaration of Covenants, Conditions and Restrictions for Belmont Close Town Homes of record in Instrument Number 20120928-0088601, 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 the same property conveyed to John H. Eldridge, III, married by Warranty deed from Blue Sky Construction, Inc., a Tennessee corporation of record in Instrument No. 20150407-0030627 Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 07, 2015.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John H. Eldridge, III, married of record in Instrument No. 20160628-0065585 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 28, 2016.

Being the same property conveyed to John H. Eldridge, III, married by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20161206-0127685 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John H. Eldridge, III, married of record in Instrument No. 20161206-0127687 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Belmont Close Town Homes of record in Instrument Number 20120928-0088601, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120928-0088601, Register's Office for Davidson County, Tennessee.

- By-Laws of Belmont Close Homeowners' Association, Inc. attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Belmont Close Town Homes of record in Instrument Number 20120928-0088601, Register's Office for Davidson County, Tennessee.
- Charter of Belmont Close Homeowners' Association, Inc. attached as Exhibit E to the Declaration of Covenants, Conditions and Restrictions for Belmont Close Town Homes of record in Instrument Number 20120928-0088601, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, Book 6236, page 263, Book 4525, page 216 and Book 4475, page 202, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Book 4475, Page 202, in the Register's Office for Davidson County, Tennessee.
- Easements retained in Metro Ordinance 096-495, 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: **1300 Wedgewood Avenue, Nashville, Tennessee 37204**.

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/our hand(s) this the 31st DAY OF JANUARY, 2018.

UP Partnership, GP

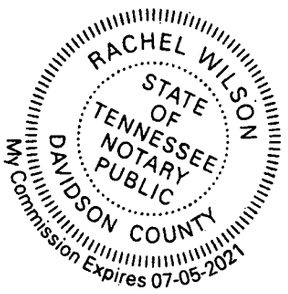
BY: _____
John Eldridge
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN ELDRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PARTNER of UP PARTNERSHIP, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PARTNER.

Witness my hand and official seal, this the 31st of January, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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