Bill Garrett Davidson County
Batch# 57441 DEEDWARR
02/09/2018 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180209-0013470

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on 02/07/18.

NOTARY PUBLIC
My Commission Expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James J Lehman 1904 HAYNES STREET Nashville, TN 37207	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	07105009600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Urban Home Project, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James J Lehman, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 297 in the Plan of Brooklyn Heights Plan, as of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Urban Home Project, LLC, a Tennessee Limited Liability Company by Warranty Deed from Moss Development Group, Inc., a Tennessee Corporation, fka Moss Investments, Inc., recorded on the 12th day of October, 2016 in Instrument No. 20161012-0108038 and Scrivener's Affidavit correcting Warranty Deed in Instrument No. 20170321-0027597, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1904 HAYNES STREET, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE, his are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 02/07/18

Urban Home Project, LLC
By: Clement Lehman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Clement Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and President of Urban Home Project, LLC, the within named bargainor, and that he as such authorized President of Urban Home Project, LLC has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of Urban Home Project, LLC.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th of February, 2018.

NOTARY PUBLIC

Morgan Harrison
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11-08-2021

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)