Bill Garrett Davidson County
Batch# 60260 DEEDWARR
02/20/2018 10:55:39 AM 2 pgs
Fees: $13.00 Taxes: $3,207.60
20180220-0015841

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RFC18 3915

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $866,920.00.

Affiant

Subscribed and sworn before me this the 16th day of February, 2018.

Notary Public
My commission expires: 7/6/2020

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael P. Nicholl & Lise D. Deschenes 3915 Caylor Drive Nashville, TN 37215	new owners	117-13-0L 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, URBAN DEVELOPMENT GROUP, LLC AND MEREDITH GARRETT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL P. NICHOLL AND LISE D. DESCHENES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3915 on the Plan of Homes at 3913 Caylor Drive, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160927-0101974, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Urban Development Group, LLC by deed from Dewanda H. Carbine, dated 08/08/2016, of record in Instrument No. 20160830-0090564, said Register's Office.

Also being a portion of the same property conveyed to Urban Development Group, LLC and Meredith Garrett by Quitclaim Deed from Urban Development Group, LLC, dated February 1, 2018, of record in Instrument No. 20180202-0010771, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3915 Caylor Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 16th day of February, 2018.

Urban Development Group, LLC

By: _____
Jeff L. Livingston, member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff L. Livingston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeff L. Livingston as such member.

Witness my hand and official seal this 16th day of February, 2018.

My Commission Expires:
1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 16th day of February, 2018.

_____
Meredith Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Urban Development Group, LLC and Meredith Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2018.

My commission expires:
1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY