30499-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 64919 **DEEDWARR**
03/05/2018 09:06:56 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20180305-0020245

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alton E. Blakley, III	Bank of America, N.A.	Tax Parcel ID No.
231 53rd Avenue North	PO Box 650070	091-15-0C-002.00 CO
Nashville TN 37209	Dallas, TX 75265-0070	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Philip Urbain and Drew Taylor Waugh Urbain, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alton E. Blakley, III**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" , on the Horizontal Property Regime with Private Elements for Nevada At 53rd, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117062, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to ANDREW PHILIP URBAIN and DREW TAYLOR WAUGH URBAIN, husband and wife, by deed from WESTWARD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131017-0108345, dated October 9, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-15-0C-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in instrument No. 20121219-0117062, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers Service Line of record in Instrument No. 20120904-0079701, said Register's Office.

This is improved property located at 231 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2018.

Andrew Philip Urbain

Drew Taylor Waugh Urbain by Andrew Philip Urbain, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Philip Urbain, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Drew Taylor Waugh Urbain, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018