Bill Garrett Davidson County
Batch# 68938 DEEDWARR
03/14/2018 09:48:52 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180314-0024016

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF February, 2018.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-15-2019

URBAN-H17416

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Urban Dwell Homes LP	NEW OWNER'S	081.16-0-557.00
1023 11th Avenue North	203 Point East Drive	
Nashville, TN 37208	Nashville, TN 37216	

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, I/we, MADELYN D. BURFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto URBAN DWELL HOMES LP, hereinafter called the Grantee(s), their heirs 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. 23 on the Plan of Glasscock and Porterfield's Addition, as of record in Book 19, Page 129, said Register's Office.

Said lot fronts 40 feet on the west side of 11th Avenue North, at the intersection with Porterfield Avenue, now Meharry Boulevard and runs back between parallel lines 160 feet to an alley in the rear,

Being the same property conveyed to Madelyn D. Burford by deed from Edna Wardlaw and Clarence McGuire, co-Administrators for the Estate of Gertrude Walker of record at Book 7555, Page 866, recorded on 05/27/1988, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 1023 11th Avenue North, Nashville, Tennessee 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 23rd day of February, 2018.

Madelyn D. Burford

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MADELYN D. BURFORD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 23rd day of February, 2018.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019