BOX 10-B

Bill Garrett Davidson County
Batch# 69607 **DEEDWARR**
03/15/2018 11:38:43 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180315-0024489

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPRICE PALMER	**SAME**	**072-07-0H-001.00CO**
(NAME) **2916 WESTERN HILLS DR.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPRICE PALMER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration Establishing A Horizontal Property Regime for 1300 Maxey Lane Townhomes, of record in Instrument No. 20180205-0011430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to WILL W. ALDERSON AND WIFE, PEARL FLOYD ALDERSON, by deed from LOUISE FRANCES PETERS, of record in Book 3989, page 747, dated February 21, 1966, said Register's Office. The said Will W. Alderson having since died leaving Pearl Floyd Alderson the surviving tenant by the entirety. The said Pearl Floyd Alderson (widow) conveyed her interest by Quitclaim Deed to Patricia Faye Burks of record in Book 8132, page 640, dated June 15, 1990, said Register's Office. Subsequently Patricia Faye Burks conveyed her interest by Quitclaim Deed to Pearl Floyd Alderson (widow) of record in Book 8149, page 500, dated July 10, 1990, said Register's Office. The said Pearl Ella Alderson a/k/a Pearl Floyd Alderson having since died testate on or about January 7, 1998, said Register's Office. Subject property was devised to Patricia Faye Burks, pursuant to her Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee Docket No. 99P-591, a certified copy of which is of record in Book 11561, page 694, said Register's Office. The said Patricia Faye Burks having since died intestate on or about June 24, 2015. Upon her death, the subject property passed to her heirs at law, Carolyn McElrath, Lavell McElrath, Arthur Davis III, Ebony Haynes, Naomi Davis, Shirley Counts, William McElrath a/k/a William D. McElrath, Jr., Cornelius Haynes, and Patrick Raye McElrath. Patrick Raye McElrath predeceased his mother and had two children, Perez Rashad McElrath and Myakha Elyannah Amour Polk. For further reference, see Affidavit of Heirship of record in Instrument No. 20171120-0118752, said Register's Office. PEREZ RASHAD MCELRATH is a minor child. OCTAVIA GARNER has been appointed Guardian by Order Appointing Guardian filed in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), under Docket No. 17P-1903.

Being part of the same property conveyed to Urban Dwell Homes, LP, a Tennessee Limited Partnership, by deed from Carolyn McElrath, Lavell McElrath, Arthur Davis III, Ebony Haynes, Naomi Davis, Shirley Counts, William McElrath a/k/a William D. McElrath, Jr., Cornelius Haynes, Myakha Elyannah Amour Polk and Octavia Garner as Guardian of the minor Perez Rashad McElrath being all the heirs at law of Patricia Faye Burks, of record in Instrument No. 20171201-0122876, dated November 30, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20180205-0011430; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4215, page 118; Declaration Establishing, A Horizontal Property Regime for 1300 Maxey Lane Townhomes, of record in Instrument No. 20180205-0011430, Register's Office Establishing, A Horizontal Property Regime for 1300 Maxey Lane Townhomes, of record in Instrument No. 20180205-0011430; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1300A MAXEY LANE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of March, 2018.

URBAN DWELL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

BY: BRANDON RUMBLEY, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Brandon Rumbley,** 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 a member of **Latipac, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **Latipac, LLC** to be the **General Partner of Urban Dwell Homes LP**, the within-named bargainor, a Tennessee Limited Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office, this 14th day of March, 2018.

My commission expires: **November 5, 2018**



Notary Public