THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
[illegible] TN 37206

Bill Garrett Davidson County
Batch# 70282 DEEDWARR
03/16/2018 03:20:35 PM 2 pgs
Fees: $13.00 Taxes: $1,720.13

20180316-0025193

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $464,900.00

Amy Dieterle
Affiant

Subscribed and sworn to before me, this 14th day of March, 2018.

RWalters
Notary Public
My Commission Expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Devin Kirit Patel 5304 Illinois Avenue Nashville, TN 37209	New Owner	091-11-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **URBAN DIVIDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DEVIN KIRIT PATEL, UNMARRIED,** ("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 Lot(s) 1209, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, pages 74, 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 the same property conveyed to URBAN DIVIDE DEVELOPMENT, LLC, by deed from NICHOLAS PERENICH, JR., of record in Instrument No. 20170120-0006741, dated January 18, 2017, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20170215-0015785 for the purpose of obtaining separate map and parcel numbers.

This is improved property commonly known as: **5304 Illinois Avenue, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, his 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 14 day of March, 2018.

URBAN DIVIDE DEVELOPMENT, LLC

By: _____
Joseph Sanfilippo, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOSEPH SANFILIPPO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Sole Member of **URBAN DIVIDE DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand, at office, this 14 day of March, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public
My commission expires: 10/14/19