WARRANTY DEED

Bill Garrett Davidson County
Batch# 76836 **DEEDWARR**
04/06/2018 10:20:55 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180406-0032385

File No. TE0003905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Lafitte Designs, LLC	NEW OWNER	081-02-0-063.00 and 081-02-0-064.00
(NAME)	(NAME)	
4018 Valley Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Urbangate Development Group, LLC,** a Michigan limited liability company HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Lafitte Designs, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 139 and part of Lot No. 138 on the Map of Buena Vista Heights Addition, as of record in Book 161, Page 19, Register's Office for said County.

Said Lot No. 139 and part of Lot 138 fronts together 65 feet on the Easterly margin of 24th Avenue, North and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Urbangate Development Group, LLC, a Michigan limited liability company by Warranty Deed from Christopher M. O'Neill, married, recorded December 14, 2016 in Instrument No. 20161214-0131413, in the Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 140, as shown on the map entitled Buena Vista Heights Addition of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Urbangate Development Group, LLC, a Michigan limited liability company by Warranty Deed from AJA Properties, LLC, a Tennessee limited liability company and Lauren E. Cooper, married and Keith Kraft, married, recorded December 6, 2016 in Instrument No. 20161206-0127727, Register's Office of Davidson County Records.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2214 24th Ave N, Nashville, TN 37208 +2216

(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 4th day of April, 2018.

Urbangate Development Group, LLC

By: Brandon Thornberry, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brandon Thornberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Urbangate Development Group, LLC, a Michigan LLC, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager.

Witness my hand this 4th day of April, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206