WARRANTY DEED

Bill Garrett Davidson County
Batch# 84462 **DEEDWARR**
04/25/2018 09:29:08 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180425-0038784

R-VRES-18-426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Dwell Homes, LP	**Same as New Owner**	
(NAME)	(NAME)	
203 Point East Drive		**071-08-0-286.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **TONY BOMBARDA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 94 on the plan of Joywood, as shown by plat of record in Plat Book 974, Page 45, in the Register' s Office for said County.

Said Lot No. 94 fronts 50 feet on the Southerly side of Trinity Lane and runs back 176.95 feet on the Westerly line and 177.10 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Included in, but excluded from, the above described property is the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee:

Being a part of Lot No. 94 on the Plan of Joywood, as of record in Book 974, Page 45, and Register' s Office for said County.

Beginning at a point, being the Northeastern corner of property belonging to Thomas L. Justice, et ux, said point being common to Parcel 287 on Map 71-8, as recorded in Book 2020, page 312 of the R.O.D.C., Tennessee; thence Westerly along the existing Southern right-of-way line of East Trinity Lane, bearing N 84 degrees 01' 26" W, 50 feet, more or less, to a point on the common property line of Parcels 286 and 285 on Map 71-8; thence along said property line, bearing S 3 degrees 26' 34" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01' 26" E, 50 feet, more or less, to a point on the common property line of Parcels 286 and 287 on Map 71-8; thence along said property line, bearing N 3 degrees 26' 34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Tony Bombarda, unmarried by Warranty deed from David L. Brewington, Executor for the Estate of Levi Brewington of record in Instrument No. 20140416-0031715 Register's Office for Davidson County, Tennessee, dated April 02, 2014 and recorded on April 16, 2014.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **426 E Trinity Lane, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF APRIL, 2018.

Tony Bombarda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY BOMBARDA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212