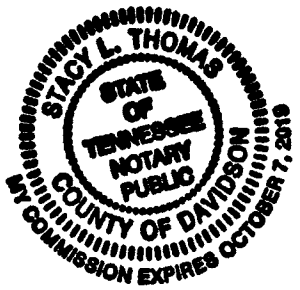
34249

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 7, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig K. Smith	Craig K. Smith	131-02-4-O-002.00 CO
(NAME)	(NAME)	
2024B Overhill Drive	2024B Overhill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Urban Development Group, LLC, a Tennessee limited liability company, William Bruce Jones, Jr., married, Glenn W. Garby and Kimberly M. Garby, husband and wife, and Michael T. Irwin, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig K. Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 2024 B, together with the appurtenant interest in the common elements of Homes at 2024 Overhill Drive, a horizontal property regime with private elements established by Declaration in Instrument No. 20161215-0131588, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Urban Development Group, LLC, William Bruce Jones, Jr. married, Glenn W. Garby and wife, Kimberly M. Garby and Michael T. Irwin, by deed dated October 3, 2016 from Joel Hayes and wife Pamela Matthews of record in Instrument No. 20161005-0105055, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 90381 DEEDWARR
05/09/2018 10:19:30 AM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20180509-0044382

unimproved ☐

This is improved ☑ property, known as 2024B Overhill Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above-described property is not and has never been the marital residence for the Grantors.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 843, page 66; Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20161215-0131588; Articles of Incorporation/ Charter for homeowners' association of record in Instrument No. 20161215-0131587; all of record in the Register's Office for Davidson County, Tennessee.

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/our hands this 4th day of May, 2018.

Urban Development Group, LLC

By: Jeff L. Livingston, Member

William Bruce Jones, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeff L. Livingston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Urban Development Group, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 4th day of May, 2018.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Bruce Jones, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2018.

Notary Public

My Commission Expires: _____

Witness my/our hands this 28 day of April, 2018.

Glenn W. Garby

Kimberly M. Garby

State of South Carolina.
County of Beaufort.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Glenn W. Garby and Kimberly M. Garby, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Bluffton (city), SC (state), this 28th day of April, 2018.

Notary Public

My Commission Expires: March 21, 2028

JENNIFER WALLACE
NOTARY PUBLIC
COMMISSION EXPIRES
MARCH 21, 2028
SOUTH CAROLINA

Witness my/our hands this 28 day of April, 2018.

Michael T. Irwin

Michael T. Irwin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael T. Irwin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Anderson County Tennessee, this 28th day of April, 2018.

Notary Public

My Commission Expires: 04/28/2020

JENNIFER BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ANDERSON

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

