Name and Address of New Owner:
Urban Dwell Homes, LP
203 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
Urban Dwell Homes, LP
203 Point East Drive
Nashville, TN 37216

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 082-12-0-104

Bill Garrett Davidson County
Batch# 98324 DEEDWARR
05/30/2018 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20180530-0051646

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urban Dwell Homes, LP, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County. Tennessee being Lot No. 11 in the Subdivision of the Homestead Block, in Neill S. Brown's Addition to East Nashville, as of record in Plan Book 2. page 100, Chancery Court at Nashville.

Said Lot NO, 11 fronts 50 feet on the westerly side of North 9th street and runs back between parallel lines, with the southerly margin of Smiley street, 175 feet, to an alley.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Arthur Jerry Bell and Avery Dwayne Bell, via Warranty Deed on May 29, 2018 as recorded as Instrument 20180529-0051222 in the Davidson County Register's Office.

Being the same property conveyed to Arthur Jerry Bell and Avery Dwayne Bell, Heirs At Law of Leticia L. Bell, who departed this earth December 29th, 2009.

Being the same property conveyed to Leticia L. Bell as surviving spouse of Arthur Bell, who departed this earth February 23rd, 2000.

Being the same property conveyed to Arthur Bell and Leticia L. Bell by deed of record in Book 2907, Page 521 Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2018.

Music City Financial, LLC, a Texas Limited LiabilityCompany

By: _____

STEVE Bernena

Authorized Signatory

State of Tennessee

COUNTY OF DAVIDSON

Before me, Edward A. Cooper of the state and county mentioned, personally appeared Steve Bensman 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 Authorized Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Bensman as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in 4521 Trousdale Dr Nashville TN 37204 this 29th day of May, 2018.

Notary Signature

Printed Name: Edward A. Cooper

My commission expires: 03-08-21

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of May, 2018.

Notary Public

My commission expires: ~~5-29-18~~ 03-08-21

File No. 2018-177

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

True Copy Certification

I, Steve Berneman, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman 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: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM