THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616514** Bill Garrett Davidson County Batch# 111005 **DEEDWARR** 06/29/2018 01:45:13 PM 2 pgs Fees: $13.00 Taxes: $333.00 20180629-0063239	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Urban Dwell Homes LP 203 Point East Dr Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-14-0-232.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Wills and Wendy Wills, Husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Urban Dwell Homes LP, a Tennessee Limited Partnership,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the southerly 50 feet of the easterly part of Lot No. 75 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Burrus Street at the corner of Lot Nos. 74 and 75 on said plan, said point being the Northeast corner of a part of a Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page 269, said Register's Office; thence, with the westerly margin of said street, North 27° 06' East 50 feet; thence North 71° 31' West 252.63 feet, more or less, to the eastern boundary line of Lot No. 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26° 03' West (erroneously shown as 30' on previous deed) 50 feet to the northern boundary line of said Lot No. 74; thence, with the line between said Lot Nos. 74 and 75, South 71° 31' East 252.63 feet to the beginning.

Being a portion of the same property conveyed to DAVID C. WILLS and wife, WENDY WILLS by deed from KENNETH E. SMITH and wife, MARY E. SMITH, of record in Book 11093, page 551, dated August 31, 1998, said Register's Office.

Being further conveyed to DAVID C. WILLS and wife, WENDY WILLS by quitclaim deed from DAVID C. WILLS and wife, WENDY WILLS of record in Instrument No. 20180606-0054268, dated June 6, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 061-14-0-232.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 174, said Register's Office.

This is improved property located at 3815 Burrus Street Nashville TN 37216

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

And Grantor covenants that it is 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 Grantees, its 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 27th day of June, 2018.

David C Wills

Wendy Wills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David C Wills and Wendy Wills, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018