WARRANTY DEED

Bill Garrett Davidson County
Batch# 119672 **DEEDWARR**
07/24/2018 12:24:24 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180724-0072099

File No. TE0004343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2019

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
Urban Gate Properties LLC	NEW OWNER	043-11-0-042.00
(NAME)	(NAME)	
718 McFerrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37206		
(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, **Dickey Ryman, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urban Gate Properties 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:

Land in Davidson County, Tennessee, being Lot No. 27, Section I, Anderson Estates, not of record, described according to a survey made by Harrey Gee, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Myatt Drive, the common corner of Lots Nos. 27 and 28; thence with the line between said Lots, Westerly 136 feet to the corner of Lots Nos. 73 and 74; thence with the line between Lots Nos. 27 and 74, southerly 65 feet to the common corner of Lots 26 and 27; thence with the line between said lots easterly 136 feet to the easterly margin of Myatt Drive; thence with said margin of the same, northerly 65 feet to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, the following described real property: A tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEGINNING at a point in the present westerly right of way line of Myatt Drive at the southeast corner of the Sorrells Land; thence westerly along the new proposed right of way of Myatt Drive, 65.1 feet to a point in the northerly property line of Sorrells land; thence easterly along the northerly property line of the Sorrells lands; 10 feet to Sorrell' s northeast corner; the same being in the present westerly right of way lien of Myatt Drive; thence southerly along the present right of way line of Myatt Drive, 65.1 feet to the point of beginning, containing 650 square feet.

Being the same property conveyed to Dickie Ryman, by Quit Claim Deed from Christine Adkins, dated April 27, 2015, recorded April 29, 2015 in Instrument No. 20150429-0038267, Register's Office for Davidson County, Tennessee.

Dickey Ryman is one in the same person as Dickie Ryman. Dickie is an incorrect spelling.

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 214 Myatt Drive, Madison, TN 37115

(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 24th day of July, 2018.

Dickey Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 24th day of July, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206