STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Amy Dieterle
Affiant

Bill Garrett Davidson County
Batch# 123953 DEEDWARR
08/02/2018 09:47:09 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180802-0075628

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RWalters
Notary Public
MY COMMISSION EXPIRES: 8/17/19
File No. G18-2535

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Priscilla Matos and Jordan Lofaro (NAME)	Same as New Owner (NAME)	82-2-A-3 CO
2900 Connecticut Ave. NW, Apt. 213 (STREET ADDRESS)	(STREET ADDRESS)	
Washington D.C. 20008 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Urban South Group, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Priscilla Matos and Jordan Lofaro, wife and husband**, 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 C on the plan of VUE TOWNHOMES, a shown by Exhibit "B" on the Master Deed of record in Instrument No. 20170510-0046509 and amended in Instrument No. 20180413-0034994, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to CMG, Group, LLC by eed from Myers E. Brown dated May 16, 2016, of record in Instrument No. 20160519-0050076, corrected in Instrument No. 20170228-0019687, Register's Office for Davidson County, Tennessee

Further, being a portion of the same property conveyed to Urban South Group, LLC by Deed dated May 5, 2017 from CMB Group, LLC, recorded May 5, 2017, in Instrument Number 20170505-0044914, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 53 Register's Office for Davidson County, Tennessee.

3. Subject all matters as shown on the Master Deed of record in Instrument No. 20170510-0046509 amended in Instrument No.

20180413-0034994 Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 20170411-0035284, in the Register's Office for Davidson County, Tennessee.

5. Notice of completion by Instrument No. 20180523-0049421, said Register's Office.

6. Agreement of Dedication of easement for sanitary sewers by Instrument No. 20170503-0043588, said Register's Office.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 82 Evanston Avenue, Nashville, TN 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 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. Whenever 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 31st day of July, 2018.

Urban South Group, LLC,

By: _____
Matthew Burnett, Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Matthew Burnett, Managing Member of Urban South Group, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Managing Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2018.

8-21-18

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE D. TODD SHOLAR

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066