WARRANTY DEED

Bill Garrett
Batch# 132491
08/24/2018 09:00:59 AM
Fees: $13.00 Taxes: $1,269.10

Davidson County
DEEDWARR
2 pgs

20180824-0083946

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah E. Todd	New Owner	
(NAME)	(NAME)	
116 Stirton Road		119 03 0 044.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, WE, **URBAN PLACE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH E. TODD, A SINGLE WOMAN,** 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 Lot No. 15 on the Plan of Crescent Heights of record in Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 67 feet on the Northeasterly side of Stirton Road and runs back 181.4 feet on the Northwesterly line and 166.3 feet on the Southeasterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed by Warranty Deed from Music City Holdings, LLC to Urban Place Properties, LLC, as recorded on the 7th day of May, 2018 in Instrument No. 20180507-0043369, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 116 Stirton Road, Nashville, TN 37210
(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 20th day of August, 2018

URBAN PLACE PROPERTIES, LLC

BY: _____

GREG GOLDEN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Greg Golden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Manager of Urban Place Properties, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Notary Public