WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

Y-BR-18-01710

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Development Group, LLC and Javier Garrido	**New Owner**	
(NAME) 6610 FLEETWOOD DR.	(NAME)	**081-07-0-001.00**
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLACKFORD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAVIER GARRIDO, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Land of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lacy R. Blackwell by Warranty deed from Henry E. L. Lindsay, Jr., of record in Instrument No. 20140428-0035572 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 28, 2014.

Being the same property conveyed to Blackford, LLC by Quitclaim deed from Lacy R. Blackwell, now known as Lacy Blackwell Crawford of record in Instrument No. 20171207-0125087 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 07, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1710 Simpkins St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 149598 **DEEDWARR**
10/05/2018 02:55:28 PM 2 pgs
Fees: $13.00 Taxes: $525.40

20181005-0099278

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2018.

Blackford, LLC

BY: _____
Lacy Blackwell Crawford
Member

BY: _____
William Boyd Crawford, Jr.
Member

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LACY BLACKWELL CRAWFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BLACKFORD, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of October, 2018.

_____
Notary Public
My Commission Expires: 10-10-2020
(SEAL)

LARRY ESPREE
My Notary ID # 12130295
Expires October 10, 2020

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BOYD CRAWFORD, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BLACKFORD, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of October, 2018.

_____
Notary Public
My Commission Expires: 10-10-2020
(SEAL)

LARRY ESPREE
My Notary ID # 12130295
Expires October 10, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212