Karen Y Johnson Davidson County
Batch# 169237 DEEDWARR
11/30/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20181130-0117244

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00

Affiant

Subscribed and sworn to before me, this 30 day of November, 2018.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Urban Dwell Homes, LP 203 Point East Dr Nashville, TN 37216-1400	Send Tax Bills to: New Owner	Tax Parcel ID No. 072-10-0-282.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **URBAN DWELL HOMES, LP, a Tennessee limited partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land near Nashville, Davidson County, Tennessee, being Lot No. 56 on the Plan of Montgomery Heights, of record in Book 332, Page 47, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the North side of Otay Avenue and runs back between parallel lines 219 feet to an alley.

Being the same property conveyed to P & P DEVELOPMENT, LLC, by deed from HOMER C. HUNTER AND CAROL HUNTER, of record as Instrument No. 20151001-0099673, dated September 30, 2015, said Register's Office.

This is improved property commonly known as: **1335 Otay St, Nashville, TN 37216**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21 day of November, 2018

P & P DEVELOPMENT, LLC

By: _____
Paul Riggan, Member

By: _____
Paul Ziady, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Paul Riggan and Paul Ziady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the Members of P & P Development, LLC, the within named bargainors, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21 day of November, 2018.

_____
Notary Public
My commission expires: 10/14/19

ELIZABETH M. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020