BOX 10-B

Karen Y Johnson Davidson County
Batch# 182039 **DEEDWARR**
01/09/2019 10:31:26 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190109-0002305

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW D. MCDONALD, JR.	**CHURCHILL MORTGAGE CORPORATION**	**P/O 072-11-0-145.00**
(NAME)	(NAME)	
1616 MARSDEN AVE., UNIT A	**761 OLD HICKORY BLVD., STE. 400**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, URBAN DWELL HOMES LP, NOW KNOWN AS URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP, BY ACKNOWLEDGMENT OF CONVERSION FILED NOVEMBER 29, 2018, WITH THE TENNESSEE SECRETARY OF STATE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW D. MCDONALD, JR., SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. A, on the Horizontal Property Regime for The Townhomes at 1616 Marsden Avenue, as recorded in the Master Deed of record in Instrument No. 20190102-0000413 and amended in Instrument No. 20190107-0001585, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee Limited Partnership, from Tammy Darlene Foster, a single person, by deed dated September 24, 2018, of record in Instrument No. 20180927-0095809, Register's Office for Davidson County, Tennessee. Urban Dwell Homes LP is now known as Urban Dwell Homes, GP, a Tennessee General Partnership, by Acknowledgment of Conversion filed November 29, 2018 with the Tennessee Secretary of State.

This conveyance is subject to matters shown on the Plan of record in Book 332, Pages 136 and 137; Declaration establishing The Townhomes at 1616 Marsden Avenue, as recorded in the Master Deed of record in Instrument No. 20190102-0000413 and amended in Instrument No. 20190107-0001585; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1616 MARSDEN AVE., UNIT A, NASHVILLE, TN 37216**
(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 8th day of January, 2019.

URBAN DWELL HOMES, GP
A Tennessee General Partnership

BY: BRANDON RUMBLEY, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brandon Rumbley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of **Urban Dwell Homes, GP**, the within-named bargainor, a Tennessee General Partnership and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of **Urban Dwell Homes, GP**, by himself as such Partner.

Witness my hand and official seal at office, this 8th day of January, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public