Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0173

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2019

Notary Public

Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 200986 DEEDWARR
03/01/2019 10:11:52 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00

20190301-0018717

Address of New Owner	Send Tax Bills To:	Map & Parcel
Urban Development LLC 1308 Dickerson Pike Nashville, TN 37207	Urban Development, LLC 1209 Saxon Drive Forest Hills, TN 37215	071-15-01-101.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE,

Jason M. Slate a/k/a Jason Slate, a one half (1/2) interest and Brenda Bunch, a one half (1/2) interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Development LLC, a Limited Liability Company

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:

The following tract or parcel of land, situated and lying in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Beginning on the westerly margin of the Dickerson Pike at a point 100 feet north of the northerly margin of Ligon Lane, the northeast corner of the property conveyed to Christian Eberhardt by deed from V. E. Shwab, et al, of record in Book 142, page 241, Register's Office for said County; thence with the westerly margin of said pike, northwardly 200 feet to the southerly margin of Eastmoreland Avenue; as shows on the plan of Eastview Subdivision of the Shwab property, as of record in Book 547, page 64, said Register's Office; thence with said Avenue westwardly 175 feet to the easterly margin of an alley; thence with said alley southwardly 200 feet to the northwest corner of said Eberhardt property; thence with the northerly line of said Eberhardt property, eastwardly 175 feet to the beginning.

Being the same property conveyed to Eric Troupe, unmarried by Warranty Deed from Patricia G. Gammel, unmarried dated February 26, 1997 and appearing of record in Book 10362, page 972, Register's Office for Davidson County, Tennessee. The said Eric Troupe having since died intestate on September 14, 2005, his estate having been since probated in the Chancery Court for Robertson County, Tennessee. Decedent left his heirs at law William L. Troupe, Jr. and Jason M. Slate a/k/a Jason Slate as per Affidavit of Heirship appearing of record in Instrument No. 20150213-0013536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Bunch by Quitclaim deed from Jason M. Slate

a/k/a Jason Slate of record in Instrument No. 20150213-0013538 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on February 13, 2015. (Value of consideration shown in aforementioned deed $none.), and by Quitclaim deed from William L. Troupe, Jr. of record in Instrument No. 20150213-0013537 Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on February 13, 2015.

Being the same property conveyed to Jason M. Slate a/k/a Jason Slate, a one half (1/2) interest and Brenda Bunch, a one half (1/2) interest by Quitclaim deed from Brenda Bunch of record in Instrument No. 20181016-0102521 Register's Office for Davidson County, Tennessee, dated September 7, 2018 and recorded on October 16, 2018. (Value of consideration shown in aforementioned deed $1.00.) See Agreed Final Order to Dismiss Case with Prejudice and Terminate Abstract and Notice of Lien Lis Pendens at 1308 Dickerson Pike, Nashville Tennessee, of record in Instrument No. 20181016-0102520, Register's Office for Davidson County, Tennessee.

Being also known as 1308 Dickerson Pike Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1308 Dickerson Pike, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2019.

Jason M. Slate

Brenda Bunch

Brenda Bunch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason M. Slate** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2019

Notary Public
My Commission Expires: 5 6 19

TG

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Bunch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2019

.

Notary Public
My Commission Expires: _____

(Notary Seal)

