WARRANTY DEED

Karen Johnson Davidson County
Batch# 208399 DEEDWARR
03/21/2019 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.75
20190321-0025824

JM-RMX-18-1027-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$344,000.00~~ $339,661.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN L. DISSER

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)
Shelby Anise Crocker **Tim Crocker** **Rosemary Crocker**	**NEW OWNER**	
(NAME) **1027 E. Trinity Lane #9**	(NAME)	**72-5-F-9.00CO**
(ADDRESS) **Nashville, TN 37216**	(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, **URBAN PROPERTIES, 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 **SHELBY ANISE CROCKER AND TIM CROCKER AND ROSEMARY CROCKER, EACH AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No. 9, together with the limited common elements and the private elements appurtenant thereto, of Trinity Lane Townhomes, , a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Trinity Lane Townhomes of record in Instrument No. 20170612-0058341 and amended in Instrument No. 20190215-0014155, Register's Office for said County, to which reference ishereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Urban Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CJ Trinity Development Partners, LLC, a Tennessee Limited Liability Company, recorded June 2, 2017 in Instrument No. 20170602-0054942 and by Quitclaim Deed to Combine Map and Parcel Numbers from Urban Properties, LLC, a Tennessee Limited Liability Company, recorded December 20, 2017 in Instrument No. 20171220-0129641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plans of record in Plat Book 332, Page 167 and Plat Book 6200, Page 240, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20170612-0058341 and amended in Instrument No. 20190215-0014155, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20170619-0061067, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170516-0048425, 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: **1027 E. Trinity Lane #9, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 14th DAY OF MARCH, 2019.

Urban Properties, LLC

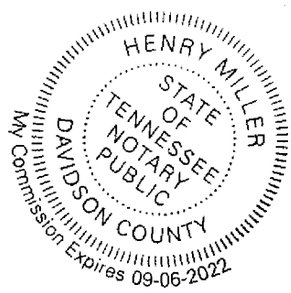
BY:_____
David Shane Stratton
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SHANE STRATTON, 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 URBAN PROPERTIES, 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 14th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

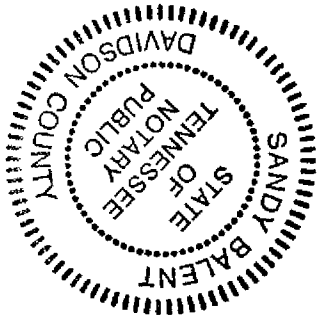
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).