(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 226635 **DEEDWARR**
05/07/2019 08:07:44 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20190507-0042496

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Seppa	Guaranteed Rate Inc.	131-07-04-D-002.00 CO
(NAME)	(NAME)	
4506B Belmont Park Terrace	3940 N. Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Bruce Jones, Jr., Urban Development Group LLC, a Tennessee limited liability company and Kevin Gabhart,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Seppa, a 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. B, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 4506 Belmont Park Terrace, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170614-0059822, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to William Bruce Jones, Jr., Urban Development Group LLC, a Tennessee limited liability company, and Kevin Gabhart, by Warranty Deed from Richard E. Speece and wife, Jean M. Speece, dated January 3, 2017, of record in Instrument No. 20170104-0000750, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4506B Belmont Park Terrace, Nashville, TN 37215
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 1424, page 2 and Instrument No. 20170614-0059822; All matters appearing in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20170614-0059822; Sanitary sewer/ storm drainage easement of record in Book 4122, page 327; Restrictions of record in Book 1488, page 131; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 30th day of April, 2019.

Urban Development Group LLC

William Bruce Jones, Jr.

By: Jeff L. Livingston
Its: Managing Member/Owner

Kevin Gabhart

STATE OF TENNESSEE
COUNTY WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Bruce Jones, Jr. and Kevin Gabhart, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeff L. Livingston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Managing Member/Owner for Urban Development Group LLC, the within named bargainor, and that he as such Managing Member/Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Urban Development Group LLC, the within named bargainor by the said Jeff L. Livingston as Managing Member/ Owner.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission Expires:

File No.: 29181

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023