Karen Johnson Davidson County
Batch# 231669 DEEDWARR
05/17/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20190517-0046887

WARRANTY DEED

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $498,000.00

Janie Lloyd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/13/22

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5747B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Avon Lyons and Matthew Tocco	Movement Mortgage, LLC	061-14-0-232.00
3815 Burrus St	8024 Calvin Hall Rd	
Nashville, TN 37216	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW TOCCO, AN UNMARRIED PERSON AND AVON LYONS, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 the southerly 50 feet of the easterly part of Lot No. 75 on the Plan of Maplewood Home Tract of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the westerly margin of Burrus Street at the corner of Lot Nos. 74 and 75 on said plan, said point being the Northeast corner of a part of a Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page 269, said Register's Office; thence, with the westerly margin of said street, North 27 deg. 06' East 50 feet; thence North 71 deg. 31' West 252.63 feet, more or less, to the eastern boundary line of Lot No. 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26 deg. 03' West (erroneously shown as 30' on previous deed) 50 feet to the northern boundary line of said Lot No. 74; thence, with the line between said Lot Nos. 74 and 75, South 71 deg. 31' East 252.63 feet to the beginning.

Being the same property conveyed to Urban Dwell Homes, LP, a Tennessee Limited Partnership by Warranty deed from David C. Wills and Wendy Wills, Husband and Wife of record in Instrument No. 20180629-0063239 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3815 Burrus St, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of May, 2019.

Urban Dwell Homes, LP

BY: _____

J. Carlton Drumwright, an Authorized Agent
of Latipac, LLC, as General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Latipac, LLC, a Tennessee Limited Liability Company, the General Partner of Urban Dwell Homes, LP, a Tennessee Limited Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Agent of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee Limited Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2019.

_____
Notary Public

My Commission Expires: 12.03.19



File #: 19-5747B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires