Karen Johnson Davidson County
Batch# 237515 DEEDWARR
06/03/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190603-0052253

# WARRANTY DEED

THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-03-19

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5704B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Jared Reece Olson | Union State Bank | Part of 072-06-0-282.00 |
| 2913 B Davis Ave | P.O. Box 468 | |
| Nashville, TN 37216 | Hazen, ND 58545 | |

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

**JARED REECE OLSON, SINGLE PERSON**

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 Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2913 Davis Avenue A Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record as Instrument No. 20180726-0073152, as amended in Instrument No. 20190104-0001058, Instrument No. 20190107-0001592, and Instrument No. 20190423-0037278 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Urban Dwell Homes, LP, a Tennessee limited partnership by Warranty deed from Scott Walker of record in Instrument No. 20180830-0085899 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 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 2913 B Davis Ave, 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 31st day of May, 2019.

Urban Dwell Homes, LP, a Tennessee Limited Partnership

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 31st day of May, 2019.

_____

Notary Public

My Commission Expires: 12-03-19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

**File #: 19-5704B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

