Karen Johnson Davidson County
Batch# 237603 DEEDWARR
06/03/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20190603-0052386

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE, COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00.

Affiant

Subscribed and sworn to me on 05/31/19.

NOTARY PUBLIC
My Commission Expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maria Socorro Herrera 1906 Haynes Street Nashville, TN 37207	New Owner	071-05-0-097.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Urban Home Project, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Maria Socorro Herrera, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Brooklyn Heights Plan, as of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Urban Home Project, LLC, a Tennessee Limited Liability Company by Warranty Deed from Moss Development Group, Inc., a Tennessee Corporation, fka Moss Investments, Inc., recorded on the 12th day of October, 2016 in Instrument No. 20161012-0108040 and Scrivener's Affidavit Correcting Warranty Deed in Instrument No. 20170321-0027598, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property, known as 1906 Haynes Street, Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 05/31/19.

Urban Home Project, LLC
By: Clement Lehman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Clement Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and President of Urban Home Project, LLC, the within named bargainor, and that he as such authorized President of Urban Home Project, LLC has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of Urban Home Project, LLC.

Witness my hand and official seal on 05/30/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY