WARRANTY DEED

Karen Johnson Davidson County
Batch# 242409 **DEEDWARR**
06/12/2019 10:27:08 AM 2 pgs
Fees: $13.00 Taxes: $1,104.45

20190612-0056348

File No. TE0005312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April N. Johnson	SAME	
(NAME)	(NAME)	
1734 24th Ave N		081-10-0-219.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(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, I, **Urbangate Development Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April N. Johnson,** an unmarried woman , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 155 on the Plan of Cobb's Subdivision of Lot No. 6 of Subd. of Hardings Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 155 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company by Warranty Deed from Vernon Ray McGuire a/k/a Vernon Ray McGuire, Sr., Howard E. Moore, Mary Louise Cross and Silvia Pearl Kilgore, the heirs at law of Dorothy Davie a/k/a Dorothy Lee Davie Foster, deceased by Warranty Deed filed in Instrument Number 20141020-0096356, Register's Office for Davidson County, Tennessee, dated October 6, 2014 and recorded October 20, 2014 and also being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company by Quit Claim Deed from Desmond McGuire, Laura Diana McGuire, NarQuita Russell a/k/a LaQuita Russell and Gerald McGuire filed in Instrument Number 20150415-0033316, Register's Office for Davidson County, Tennessee, dated March 3, 2015 and recorded April 15, 2015.

Being the same property conveyed to UrbanGate Development Group, LLC, a Michigan Limited Liability Company by Warranty deed from Deep River Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150513-0044133 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 13, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1734 24th Ave N, Nashville, TN 37208

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 this 7th day of June, 2019.

Urbangate Development Group LLC

By: Brandon Thornberry, Manager

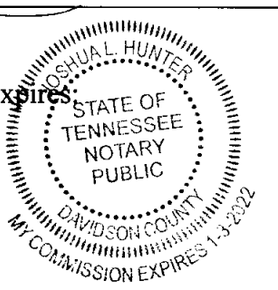
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brandon Thornberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Urbangate Development Group, LLC, a Michigan LLC, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Manager.

Witness my hand this 7th day of June, 2019.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

American Title & Escrow Services
134 Frierson Street
Brentwood, TN 37027