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Warranty Deed

Karen Johnson Davidson County
Batch# 255157 DEEDWARR
07/11/2019 09:00:28 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190711-0067501

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Michael T. Jr
Affiant

Subscribed and sworn to before me, this the 9th day of July, 2019.

Notary Public

My commission expires: 1-20-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keith Reaves, Jr.	Bank of England	150-03-0-109.00
3119 Justin Towne Court	P.O. Box 3490	
Nashville, TN 37013	Little Rock, AR 72203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH REAVES, JR.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9-B on the Plan of Section Two, Justin Towne Subdivision of record in Plat Book 5200, page 459, as amended as Zone Lot Division Lots 8, 9,10,11 & 12, of record in Plat Book 5200, page 535, and amended in Book 11190, page 86, 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 Michael Williams by Warranty deed from Melinda Schneider of record in Instrument No. 20060830-0107141 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on August 30, 2006.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael Williams, a married man of record in Instrument No. 20181127-0115730 Register's Office for Davidson County, Tennessee, dated November 23, 2018 and recorded on November 27, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3119 Justin Towne Court, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2019.

Urban Gate Properties, LLC, a Tennessee Limited Liability Company

Brandon Thornberry, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named 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 the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021