WARRANTY DEED

Karen Johnson Davidson County
Batch# 255963 DEEDWARR
07/12/2019 09:00:17 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20190712-0067967

JM-RMX-19-1027-10

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Hayes and James Hayes	**Quicken Loans Inc.**	
(NAME)	(NAME)	**72-5-F-6.00CO**
~~**1027 E Trinity Lane #10**~~ 5166 Colleton Way	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
~~**Nashville, TN 37216**~~ Brentwood, TN 37027	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON HAYES AND JAMES HAYES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: LO MATTHEW

Land in Davidson County, Tennessee, being Unit 10 of Trinity Lane Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170612-0058341, and amended in Instrument No. 20190215-0014155, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Urban Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CJ Trinity Development Partners, LLC, a Tennessee Limited Liability Company, recorded June 2, 2017 in Instrument No. 20170602-0054942 and by Quitclaim Deed to Combine Map and Parcel Numbers from Urban Properties, LLC, a Tennessee Limited Liability Company, recorded December 20, 2017 in Instrument No. 20171220-0129641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 332, Page 167 and Plat Book 6200, Page 240, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20170612-0058341, amended in Instrument No. 20190215-0014155.
- Charter of Homeowner's Association of record in Instrument No. 20170619-0061067, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170516-0048425, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1027 E Trinity Lane #10, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JUNE, 2019.

Urban Properties, LLC

BY: _____
David Shane Stratton
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SHANE STRATTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of URBAN PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212