This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 263795 DEEDWARR
07/30/2019 09:39:09 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20190730-0074798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $1,200,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 26th day of July, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
St. Joseph Properties, LLC	New Owner	071-15-0 101.00
947 Turnberry Cove		
Collierville, TN 38017		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **URBAN DEVELOPMENT, LLC, a Tennessee limited liability company** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ST. JOSEPH PROPERTIES, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEGINNING on the westerly margin of the Dickerson Pike at a point 100 feet north of the northerly margin of Ligon Lane, the northeast corner of the property conveyed to Christian Eberhardt by Deed from V.E. Shwab, et al of record in Book 142, Page 241, Register's Office for said County: thence with the Westerly margin of said Pike, northwardly 200 feet to the southerly margin of Eastmoreland Avenue: as shown on the plan of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, said Register's Office: thence with said Avenue westwardly 175 feet to the easterly margin of an alley; thence with said alley southwardly 200 feet to the northwest corner of said Eberhardt property; thence with the northerly line of said Eberhardt property, eastwardly 175 feet to the beginning.

Being the same property conveyed to Urban Development, LLC, a Limited Liability Company, by deed from Jason M. Slate a/k/a Jason Slate, a one half (1/2) interest, and Brenda Bunch, a one half (1/2) interest, dated 03/01/2019, of record in Instrument No. 20190301-0018717, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1308 Dickerson Pike, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of July, 2019.

Urban Development, LLC

By: Tom F. McCormick, Member

By: Vernon Thomas Keesee, Jr. Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom F. McCormick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that himself, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tom F. McCormick as such Member.

Witness my hand and official seal this 25 day of July, 2019.

My Commission Expires: 9/18/22

Notary Public

GAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vernon Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that himself, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Vernon Thomas Keesee, Jr. as such Member.

Witness my hand and official seal this 25th day of July, 2019.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY