Karen Johnson Davidson County
Batch# 265407 DEEDWARR
08/02/2019 07:58:30 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20190802-0076345

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2019.

Notary Public

My commission expires: 5-30-21

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:
Gary William Kinder Stacie Clemmons Kinder	DAS Acquisition Company, LLC 12140 Woodcrest	147-10-0-097.00
605 Durrett Drive	Executive, Ste 150	
Nashville, TN 37211	St. Louis, MO 63141	

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 **GARY WILLIAM KINDER AND STACIE CLEMMONS KINDER, HUSBAND AND WIFE**, 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. 27 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 82, 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. 27 fronts 81 feet on the Southwesterly side of Durrett Drive and runs back between lines measuring 221.5 feet on the Northwesterly line and 199 feet on the Southeasterly line to a dead line in the rear measuring 81.9 feet thereon.

Being the same property conveyed to Robert D. Hayes and wife, Vera Irene Hayes by Warranty deed from Radnor Lumber Company, a Tennessee Corporation of record in Book 2646, page 157, Register's Office for Davidson County, Tennessee, dated May 07, 1957 and recorded on May 07, 1957.

Being the same property conveyed to Jimmy W. Hayes, Sr., and wife, Annie B. Hayes by Warranty deed from Vera Irene Hayes of record in Book 11386, page 11, Register's Office for Davidson County, Tennessee, dated March 15, 1999 and recorded on March 16, 1999.

Said Jimmy W. Hayes, Sr., is deceased.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Annie B. Hayes, unmarried of record in Instrument No. 20190520-0047550 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 20, 2019.

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 605 Durrett Drive, Nashville, TN 37211, 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 31st 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 31st day of July, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021