WARRANTY DEED

Karen Johnson Davidson County
Batch# 273439 DEEDWARR
08/19/2019 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190819-0082883

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Brandi Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF August, 2019

Notary Public

MY COMMISSION EXPIRES: 1-24-23
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graham Stone Brewster Allison Anne Caliguiri	InterLinc Mtg.	
(NAME)	(NAME)	081072M00100CO
1919A 10th Ave N	10613 West Sam Houston #200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Houston TX 77064	
(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, WE, **Urbanomic Development, LLC. a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Graham Stone Brewster, an unmarried man, and Allison Anne Caliguiri, an unmarried woman, as tenants in common with rights of survivorship**, 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:

A certain unit located in Davidson County, Tennessee, being Unit No. A of 1919 10th Avenue North Residences, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1919 10th Avenue North Residences of record in Instrument Number 20180507-0043252 and amended in Instrument Number 20180807-0077735, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Urbanomic Development, LLC by virtue of that certain Warranty Deed dated August 16, 2018, and being of record at Instrument No. 20180820-0082511 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Lorathon, LLC by virtue of that certain Warranty Deed dated December 15, 2015, and being of record at Instrument No. 20151217-0126946 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument 20180507-0043252, Instrument 20180807-0077735, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1919A N 10th Ave Nashville, TN 37208
(unimproved _)
(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 12 day of August, 2019.

Urbanomic Development, LLC

Knile Davis, Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Knile Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Urbanomic Development, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

WITNESS my hand and official seal at office this 12 day of August, 2019.

TOMEKA SANDERS
Notary ID #125146849
My Commission Expires
July 9, 2020

Notary Public Tomeka Sanders
My Commission Expires: 07-09-2020

True Copy Certification

I, Trudy Milliken, 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

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY