WARRANTY DEED

Karen Johnson Davidson County
Batch# 274949 **DEEDWARR**
08/22/2019 08:44:14 AM 2 pgs
Fees: $13.00 Taxes: $148.00

20190822-0084251

M-GCB-19-4153

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 $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Urban Gate Properties, LLC	new owner	
(NAME)	(NAME)	**165-00-0-113.00**
718 McFerrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MEG CRESSMAN, TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER, SAID NOISE BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 196.72 FEET TO A POINT AT THE SOUTHWEST CORNER OF PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220 0133533);

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL61: SOUTH 62 DEGREES 51 MINUTES 30 SECONDS EAST, PASSING OVER AN IRON PIN SET AT 23.60 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO AN IRON PIN SET IN THE WEST LINE OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59: SOUTH 15 DEGREES OZ MINUTES 59 SECONDS WEST A DISTANCE OF 120.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF PARCEL 60, SAID PARCEL CONVEYED TO MAY E. BENNETT, TRUSTEE (INSTRUMENT NO. 20140113-0003303);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 60: NORTH 82 DEGREES 25 MINUTES 11 SECONDS WEST, PASSING OVER A WOODEN FENCE POST CORNER AT 275.09 FEET, FOR A TOTAL DISTANCE OF 300.72 FEET TO A POINT IN THE CENTERLINE OF LAVERGNE COUCHVILLE PIKE:

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.98 ACRES, MORE OR LESS.

Being the same property conveyed to Lillie Mae Whitley Love by Installment deed from Ollie Whitley, a widow of record in Book 6488, page 537, Register's Office for Davidson County, Tennessee, dated February 1, 1985 and recorded on February 7, 1985.

Being the same property conveyed to Lillie Love Revocable Trust by Quitclaim deed from Lillie Mai Whitley

Love of record in Instrument No. 20161220-0133535 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on December 20, 2016.

The said Lillie Mai Whitley Love (being one and the same as Lillie Love, Lillie Mai Love and Lillie Mae Whitley Love) having since died on October 16, 2017, the said Meg Cressman having been duly appointed Successor Trustee of the Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017 (being one and the same as the Lillie Love Revocable Trust), as of record in Case No. 17P-1821, in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4153 Lavergne Couchville Pike, Antioch, Tennessee 37013**.

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 19th DAY OF AUGUST, 2019.

Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017

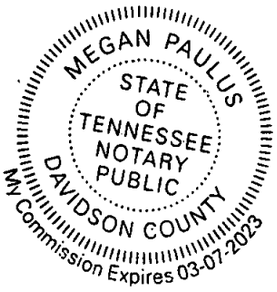
BY: Meg Cressman
Meg Cressman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEG CRESSMAN, TRUSTEE of LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of August, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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