BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF DECEMBER, 2019. Notary Public MY COMMISSION EXPIRES: May 7, 2022 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES, GP	**SAME**	**P/O 090-15-0-010.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MTA ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Unit "A" on the plan of Townhomes at 615 River Rouge Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 615 River Rouge Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191120-0120021, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to MTA ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AUDREY C. MOODY, of record in Instrument No. 20191104-0113485, dated October 31, 2019, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 2900, Page 78; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument No. 20191120-0120021, and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **615 RIVER ROUGE DRIVE, UNIT A, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 328136 **DEEDWARR**
12/11/2019 12:26:13 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20191211-0127795

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 10th day of December, 2019.

MTA ACQUISITIONS LLC

Taylor Anderson

By: Taylor Anderson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Taylor Anderson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a member of MTA Acquisitions LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of MTA Acquisitions LLC, by herself as such member.

Witness my hand and official seal at office this 10th day of December, 2019.

My Commission expires: 6-24-2023

Notary Public

JULIE COONE RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE