Warranty Deed

Karen Johnson Davidson County
Batch# 337995 DEEDWARR
01/03/2020 07:27:49 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20200103-0000580

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 $135,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2019.

Notary Public

My commission expires: 7/6/20

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:
Phillip Taylor	New Owner	043-11-0-040.00
218 Myatt Drive	919 Oneida Ave	
Madison, TN 37115	Nashville TN 37207	

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, **URBANGATE DEVELOPMENT GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP TAYLOR**, 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: Emanuel

Land in Davidson County, Tennessee, being part of Block No. 13 on the Plan of Anderson Estates as of record on the unrecorded plan of the re-subdivision of Blocks Nos. 1 and 13, said Anderson Estates, Section 1, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Said Lot No. 29, fronts 65 feet on the Westerly boundary of Myatt Drive and runs back between parallel lines 126 feet, more or less, to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to James F. Satterfield and wife, Virginia Satterfield by deed from Sallie Good and Margaret Satterfield as of record in Book 4805, Page 438, dated April 05, 1974 and recorded April 15, 1974, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gay Lynn Ryman by Quitclaim deed from James F. Satterfield and wife, Virginia Satterfield of record in Instrument No. 20150121-0005718 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 21, 2015.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JPT19 0218

Being the same property conveyed to Urbangate Development Group, LLC by Warranty deed from Gay Lynn Ryman, married of record in Instrument No. 20160505-0044329 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

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 218 Myatt Drive, Madison, TN 37115, 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 30th day of December, 2019.

UrbanGate Development Group, LLC, a Michigan Limited Liability Company

By: _____
Brandon Thornberry, Authorized Manager

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/herself to be the Authorized Manager of UrbanGate Development Group LLC, a Michigan Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021