THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $242,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2020.

Notary Public
My Commission Expires: 5-2-22

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 340389 **DEEDWARR**
01/08/2020 02:03:04 PM 2 pgs
Fees: $13.00 Taxes: $897.25
20200108-0002790

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Urban Dwell Homes, GP.	Urban Dwell Homes, GP.	Tax Parcel ID No.
203 Point East Drive	203 Point East Drive	072 06 0 369.00
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa A. Rose, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Urban Dwell Homes, GP, a Tennessee general partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2, on the Resubdivision of Lot 13 Keller's Subdivision of Maxey Home Place, as of record in Book 5190, Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Melissa A. Rose, by Warranty Deed from Joseph McDowell, of record in Instrument No. 20151014-0104484, in the Register's Office of Davidson County, Tennessee, dated September 29, 2015 and recorded on October 14, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 13 Keller's Subdivision of Maxey Home Place, as recorded in Plat Book 5190, Page(s) 679.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4218, Page 507.

This is improved property located at 1204 Keller Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2020.

Melissa A. Rose by [signature], Attorney in Fact

Melissa A. Rose
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Melissa A. Rose and that he is authorized by Melissa A. Rose to execute this instrument on her behalf.

WITNESS my hand, at office, this 7th day of January, 2020.

Vanderson

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021