WARRANTY DEED

Karen Johnson Davidson County
Batch# 356168 DEEDWARR
02/10/2020 03:39:31 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20200210-0015219

O-BR-20-908

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 7 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/4/20

(AFFIX SEAL)

DANA DELINORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-4-2020

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 Dwell Homes, GP	**NEW OWNERS**	
(NAME)	(NAME)	**Part of**
203 Point East Drive		**072-090-224.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **CALVIN R. FOXX AND WIFE, PAMELA G. FOXX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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, being Unit B, Townhomes at 908 Delmas as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 908 Delmas, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200203-0012290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Calvin R. Foxx and wife, Pamela G. Foxx by Warranty deed from Johnny Collins, Jr. and wife, Nancy Collins of record in Book 6754, page 65, Register's Office for Davidson County, Tennessee, dated November 22, 1985 and recorded on January 02, 1986.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Subject to the Declaration of Horizontal Property Regime for the Townhomes at 908 Delmas recorded in Instrument Number 20200203-0012290, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **908 Delmas Ave Unit B, Nashville, Tennessee 37216**.

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 7 DAY OF FEBRUARY, 2020.

Calvin R. Foxx

Pamela G. Foxx

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN R. FOXX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA G. FOXX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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