Karen Johnson Davidson County
Batch# 370998 DEEDWARR
03/11/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20200311-0027244

THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6077 Primacy Parkway, Suite 200
Memphis, TN 38119
(901) 761-8111

ONCE RECORDED, RETURN TO:
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of March, 2020, by and between LINDA C. CORLEW (Grantors), party of the first part, and URBAN DWELL HOMES, GP, (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Giles County, Tennessee, to wit:

Being a tract or parcel land located in Davidson County, Tennessee, and being more particularly described as follows:

Being all of 2505 Emmett Private Element and 2505 Emmett Limited Common Element as shown on the Map incorporated at Page 9 as Exhibit "B" of that Declaration Establishing a Horizontal Property Regime For The Townhomes at Cahal and Emmett, of record in Instrument Number 20200130-0010866, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by Warranty Deed dated September 28, 1990, and recorded in Book 8209, Page 723 in Register's Office of Davidson County, Tennessee.

Tax Parcel: 072132E00200CO

Real Property Address: 2505 Emmett Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2020, and subsequent years, not yet due and payable; subject to but not limited to any rights or claims of parties in possession not shown by the public records; matters shown on record Plat Book 421 at Page 169 in said Register's Office; Title to that portion of Land within the right-of-way of Alley; Declaration Establishing a Horizontal Property Regime for the Townhomes at Cahal and Emmett recorded January 30, 2020 in Instrument Number 20200130-0010866; any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land; any roads, ways, easements or claims of easements not shown by the Public Record; any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records, and pending assessments by any taxing authority not yet filed in the Public Records.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Linda C. Corlew

STATE OF TENNESSEE)
COUNTY OF Williamson)

On March 10th, 2020 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Linda C. Corlew, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
6-20-2021

NOTARY PUBLIC

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of February, 2020.

My commission expires:
6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Property Address: 2505 Emmett Drive, Nashville, TN 37203.

Mail Tax Notices to: First Freedom Bank, 1620 West Main Street, Lebanon, TN 37087.

Name and Address of Property Owner: Urban Dwell Homes, 203 East Point Drive, Nashville, TN 37216-1400.

True Copy Certification

I, Adrienne Dionne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Crissi Heer, a notary public for this county and state, Adrienne Dionne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Crissi J Heer
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 18, 2021

My Commission Expires: 12/18/21

Notary Seal (If on paper)