(1)

WARRANTY DEED

Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/23

Karen Johnson Davidson County
Batch# 383800 DEEDWARR
04/09/2020 10:46:42 AM 2 pgs
Fees: $13.00 Taxes: $1,415.25

20200409-0037561

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Kevin Moody	Cenlar	081-15-0-137.00
(NAME) 1816 Underwood St.	(NAME) PO Box 11733	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Newark, NJ 07101-4733	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAVIER GARRIDO**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRYAN KEVIN MOODY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 Lot No. 59 on the Plan of J.M.T.J. and G.W. Hardings Plan, of record in Book 21, page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the northerly side of Underwood Street and runs back 150 feet to an alley.

Being the same property conveyed to Urban Development Group, LLC, a Tennessee Limited Liability Company and Javier Garrido, as joint tenants, by Warranty Deed from 949 Main, LLC, a Tennessee Limited Liability Company, dated October 12, 2018, of record in Instrument No. 20181024-0105533, Registers' Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1816 Underwood St., Nashville, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

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 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 2nd day of April, 2020.

Urban Development Group, LLC

By: Adam G. Lafevor
Its: Authorized Agent

Javier Garrido

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Javier Garrido, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of April, 2020.

Notary Public
My Commission Expires: 5/9/23

(SEAL)

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2020, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Urban Development Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2020.

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171