BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2020. Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES, GP	**SAME**	**P/O 073-13-0-123.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 387590 **DEEDWARR**
04/17/2020 11:24:50 AM 2 pgs
Fees: $13.00 Taxes: $286.75

20200417-0040429

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARK EDWARD STOUT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Declaration Establishing a Horizontal Property Regime for the Townhomes at 2724 Mailan Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 2724 Mailan Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200413-0038288, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description.

Being part of the same property conveyed to MARK E. STOUT AND WIFE, BARBARA TERRELL STOUT, by deed from NEIL A. TERRELL, of record in Book 8752, page 716, dated October 8, 1992, said Register's Office. Being further conveyed to MARK EDWARD STOUT from BARBARA TERRELL STOUT, by Quitclaim Deed dated January 25, 2011, of record in Instrument No. 20110125-0006895, said Register's Office.

This conveyance is subject to Matters shown on the plan of record in Plat Book 1835, page 90; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, of record in Instrument No. 20110113-0003546; Declaration of Covenants, Conditions and Restrictions of Townhomes at 2724 Mailan Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200413-0038288; and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **2724 MAILAN DRIVE, UNIT B, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 15 day of April, 2020.

MES

Mark Edward Stout

MARK EDWARD STOUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Edward Stout**, the bargainor, 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.

Witness my hand and official seal at office, this 15 day of April, 2020.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

