Karen Johnson Davidson County
Batch# 413481 DEEDWARR
06/11/2020 11:48:32 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200611-0059804

WARRANTY DEED

File #2020-250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Affiant

Subscribed and sworn to before me on June 9th, 2020.

NOTARY PUBLIC
My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Urban Place Properties, LLC 101 Creekside Xing, #1700195 Brentwood, TN 37027	New Owner	034-07-0-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD D. GLOVER, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **URBAN PLACE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section II, Shepherd Hills Subdivision, of record in Plat Book 2900, page 12, said Register's Office, reference to which is hereby made for a more complete description.

Said Lot No. 85 fronts 100 feet on the southwesterly side of Shepherd Hills Drive and extends back between lines 350 feet to a dead line on which it measures 158.2 feet.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to EARNEST WRIGHT, JR. AND WIFE, KATHRYN L. WRIGHT, by deed from VERBLE J. FERRELL AND WIFE, ELIZABETH JEAN FERRELL, of record in Book 7126, page 936, dated February 3, 1987, said Register's Office. The said Earnest Wright, Jr. a/k/a Ernest Wright, Jr. having since died on or about January 1, 1993, leaving Kathryn L. Wright, the surviving tenant by the entirety. Being further conveyed to RONALD D. GLOVER WITH A LIFE ESTATE FOR KATHRYN L. WRIGHT by quitclaim deed from KATHRYN L. WRIGHT, A WIDOW, dated January 24, 2006, of record as Instrument No. 20060127-0010333. The said Kathryn L. Wright having since died on or about September 16, 2016.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Being part of Lot No. 85 on the Plan of Section II, Shepherd Hills Subdivision, of record in Book 2900, page 12, Register's Office for said County.

Said part of said Lot No. 85 is described as follows:

Beginning at an iron pin at the common corners of Lots Nos. 85 and 86 in the Southwesterly margin of Shepherd Hills Drive and extending back in a Southwestwardly direction along the common boundary line of Lots Nos. 85 and 86 for a distance of 110.4 feet to an iron pin; thence Southeasterly in a line almost parallel with Shepherd Hills Drive for a distance of 17 feet to an iron pin; thence in a straight line Northeasterly to the iron pin in the common corner of Lots Nos. 85 and 86 in the Southwesterly margin of Shepherd Hills Drive for a distance of 107.8 feet, said iron pin being the point of beginning.

The foregoing being described from a survey dated May 14, 1965, by T.R. Sanford, Surveyor, said survey not of record.

Being the same property conveyed to Stella B. Gammons, a widow, by deed from Verble J. Ferrell and wife, Elizabeth Jean Ferrell, of record in Book 3940, page 493, Register's office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 310 Shepherd Hills Dr., Madison, TN ~~37115.~~ 37115 u

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on June 9, 2020.

Grantor:

Ronald D. Glover

STATE OF Texas
COUNTY OF Victoria

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **RONALD D. GLOVER**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2020.

Notary Public

My commission expires: Aug 3, 2020

LINDA SLOUGH
Notary Public
STATE OF TEXAS
ID#130763832
My Comm. Exp. Aug. 3, 2020