Karen Johnson Davidson County
Batch# 476974 DEEDWARR
09/16/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200916-0105834

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-08-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF September, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew H. Thomas	Fairway Independent Mortgage Corp.	
(NAME)	(NAME)	
310 Shepherd Hills Dr.	100 Spectrum Center Drive, Ste 750	034 07 0 009.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irvine CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **URBAN PLACE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW H. THOMAS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 85 on the Plan of SHEPHERD HILLS SECTION NO. 2, 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.

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 Urban Place Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald D. Glover, unmarried, of record in Instrument No. 20200611-0059804, in the Register's of Davidson County, Tennessee, dated June 09, 2020 and recorded on June 11, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 310 Shepherd Hills Dr., Madison, TN 37115
(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 10th day of September, 2020

URBAN PLACE PROPERTIES, LLC

BY: _____

GREG GOLDEN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Gregory W. Golden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Urban Place Properties, LLC the within named bargainor, a limited liability company and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 10th day of September, 2020.

Commission expires: 10-02-2023

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

