Karen Johnson Davidson County
Batch# 491720 DEEDWARR
10/07/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201007-0116704

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Urban Dwell Homes, GP 203 Point East Drive Nashville, TN 37216	Urban Dwell Homes, GP 203 Point East Drive Nashville, TN 37216	043-15-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel W. Lavender, Jr., a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urban Dwell Homes, GP, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lots No. 43, 44, 45 and 46 of Block "B" on the Plan of Anderson's Subdivision on Old Hickory Boulevard, as of record in Back 974, pages 36, and 37, Register's Office for said County.

Said lots Nos. 43, 44, 45, 46 front together 100 feet on the southerly side of Old Hickory Boulevard, and run back 136.4 feet on the easterly line and 138.2 feet on the westerly line, to a dead line in the rear.

This is improved property commonly known as: 100 Farris Avenue, Madison, TN 37115.

Being the same property conveyed to Sam W. Lavender and wife, Margaret Lavender, by deed from William I. Love, of record in Book 2086, page 403, Register's Office for said County.

The said Sam W. Lavender having since died on February 28, 1987, and having been continuously married to Margaret Black Lavender, devised all real property to her pursuant to Case No. 79834 in the Probate Court of Davidson County, Tennessee.

The said Margaret Lavender having since died on October 4, 2004, intestate and a widow, leaving Samuel W. Lavender, Jr. as her only heir.

This property was never the marital residence of Samuel W. Lavender, Jr.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2020.

Samuel W. Lavender, Jr. (SEAL)
Samuel W. Lavender, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2020, before me personally appeared Samuel W. Lavender, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2020.

Notary Signature
My commission expires: 07/03/2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
7th day of October, 2020.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-250

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H Jenkins Notary's Signature

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY