WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

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

Y-BR-20-2424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 503266 **DEEDWARR**
10/29/2020 12:05:25 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00

20201029-0125907

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Urban Dwell Homes, GP	**New Owner**	
(NAME)	(NAME)	**072-11-0-112.00**
203 Point East Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **JARRITT MERRITT, III, HENDREN E. MERRITT, CECELIA MERRITT LEWIS, EVERETT MERRITT, TECUMSEH MERRITT DOUGLAS, SHERANDA LEE AND ANNIE JACKSON MERRITT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 155 and the North one-half of Lakota Avenue closed by an Instrument of record in Bock 1882, Page 47, Register's Office for Davidson County, Tennessee, as shown on the Plan of Waters Place, of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 155 and part of said Avenue now closed adjoin and front together 80.6 feet on the east side of Branch Avenue, formerly McKinney Avenue, and run back between lines, 201 feet on the north line of Lot No. 155, and 204.5 feet, more or less, on the south line of that part of Lakota Avenue now closed to the west margin of Martha Street on which they measure 79.6 feet, more or less.

Being the same property conveyed to Jarritt Merritt, Jr. and wife, Nora Lee Merritt by Warranty Deed from Norman L. Hamilton and wife, Ora P. Hamilton, of record in Book 3866, Page 17, Register's Office for Davidson County, Tennessee, dated March 01, 1965 and recorded on March 03, 1965.

The said Nora Lee Merritt having since died on November 21, 1994, leaving Jarritt Merritt, Jr. as surviving tenant by the entirety. The said Jarritt Merritt, Jr. having since married Annie Jackson Merritt. The said Jarritt Merritt, Jr. having since died on November 11, 2019. leaving Jarritt Merritt, III, Hendren E Merritt (also known as Elton Merritt), Cecelia Merritt Lewis, Everett Merritt, Tecumseh Merritt Douglas, Sheranda Lee, Michael Lee and Annie Jackson Merritt as his heirs at law as evidenced in Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20201029-0125903 and Instrument No. 20201029-0125904, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sheranda Lee by Quitclaim Deed from Michael Lee, of record in Instrument No. 20201029-0125905, in the Register's Office for Davidson County, Tennessee.

The said Sheranda Lee is one and the same as Sharonda Lee and Sheranda Lee Moore.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2424 Branch St., Nashville, Tennessee 37216-3941**.

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(S), 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 the 23rd DAY OF OCTOBER, 2020.

Jarritt Merritt III

Jarritt Merritt, III

Hendren E. Merritt

Cecelia Merritt Lewis by Hendren E Merritt, Attorney in Fact

Cecelia Merritt Lewis by Hendren E Merritt, Attorney-in-Fact

Everett Merritt

Everett Merritt

Tecumseh Merritt Douglas

Tecumseh Merritt Douglas

Sheranda Lee

Sheranda Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARRITT MERRITT, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENDREN E. MERRITT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVERETT MERRITT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TECUMSEH MERRITT DOUGLAS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERANDA LEE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

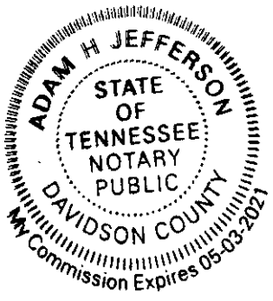


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENDREN E. MERRITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CECELIA MERRITT LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CECELIA MERRITT LEWIS.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2020.

Annie Jackson Merritt

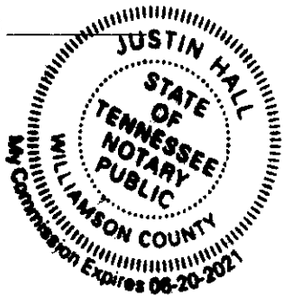
Annie Jackson Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE JACKSON MERRITT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212