Karen Johnson Davidson County
Batch# 552836 DEEDWARR
01/12/2021 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20210112-0005357

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<br>203 Point East Drive<br>Nashville, TN 37216 | Urban Dwell Homes, GP<br>203 Point East Drive<br>Nashville, TN 37216 | 050-06-0-024 |

## 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, **E. J. Hyde**, "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:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Village by the Creek, Section 2, revised, of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E. J. Hyde by Warranty Deed from Radford E. Garrott, a married man of record in Instrument No. 20000330-0032142, Register's Office for Davidson County, Tennessee dated March 29, 2000 and recorded on March 30, 2000. (Value of consideration shown in aforementioned deed $64,000.00.)

Being also known as 3401-3403 Moonlight Drive, Nashville, Tennessee 37207.

Property 2:
LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Village By the Creek Subdivision, Section Two, Revised of record in Book 5200, Page 784, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to E. J. Hyde by Warranty Deed from Debra Harvey, unmarried of record in Instrument No. 20061115-0141894 Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 15, 2006. (Value of consideration shown in aforementioned deed $88,000.00.)

Being also known as 3405-3507 Moonlight Drive, Nashville, Tennessee 37207.

Property 3:
Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Village by the Creek, of record in Book 5200, Page 784, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 71.00 feet on the northwesterly margin of Moonlight Drive and extends back between parallel lines 143.00 feet to a dead line in the rear.

Being the same property conveyed to E. J. Hyde by Warranty Deed from J. Fred Callum and wife, Donna J. Callum of record in Book 11063, Page 302, Register's Office for Davidson County, Tennessee, dated July 29, 1998 and recorded on August 12, 1998. (Value of consideration shown in aforementioned deed $63,000.00.)

Being also known as 3409-3411 Moonlight Drive, Nashville, Tennessee 37207.

Property 4:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Village By The Creek, Section Two, of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to E. J. Hyde by Warranty deed from Joseph D. Claybon of record in Instrument No. 20070801-0091245 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 1, 2006. (Value of consideration shown in aforementioned deed $80,000.00.)

Being also known as 3404-3406 Moonlight Drive, Nashville, Tennessee 37207.

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 11th day of January, 2021.

E. J. Hyde ~~(SEAL)~~

E. J. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2021, before me personally appeared E. J. Hyde, 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 11th day of January, 2021.

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

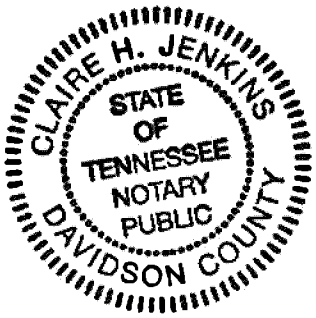
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $680,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of January, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2020-372



**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

