Name and Address of New Owner:
James Patrick Fullen
2122 Burns St #B
Nashville, TN 37216

Send Tax Bills To:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave.
Chicago, IL 60613

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 072-15-0-051.00

Karen Johnson Davidson County
Batch# 582563 DEEDWARR
03/03/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210303-0027279

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, **Urban Dwell Homes, GP, a Tennessee General Partnership,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Patrick Fullen, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B on the plan of Twonhomes at 2122 Burns Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 2122 Burns Street, a Horizontal property Regime with Private Elements of record in Instrument No. 20200220-0019088, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completed and accurate description.

Being a portion of the same property conveyed to Thomas Sweeney, Trustee, by deed from John Steinhouse, of record in Book 6096, Page 9, dated July 15, 1983, said Register's Office.

Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty deed from Thomas Sweeney, trustee of record in Instrument No. 20200316-0028850 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 16, 2020.

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 22nd day of February, 2021.

Urban Dwell Homes, GP, a Tennessee General Partnership

By: J. Carlton Drumwright, an Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Urban Dwell Homes, GP, a Tennessee General Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the general partnership by himself as the Authorized Agent of Urban Dwell Homes, GP, the bargainor, a Tennessee General Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and seal, at office in _____, this 22nd day of February, 2021.

Notary Signature

My commission expires: 12-18-23

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $379,900.00, 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
22nd day of February, 2021.

Notary Public
My commission expires: 12-18-23
File No. 2021-3226

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

