WARRANTY DEED

Karen Johnson Davidson County
Batch# 595714 DEEDWARR
03/19/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,404.15
20210319-0036783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/16/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 20-160-CN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Everett P. Davis and Janie Lynn Lankford	CMG Mortgage, Inc. dba CMG Financial	072-06-3Q-002.00
3106 Anderson Place	3160 Crow Canyon Road, Suite 400	
Nashville, TN 37216	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes, GP, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Everett P. Davis and Janie Lynn Lankford, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1001 Thomas Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190926-0098035, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Doncella Williams, married by Warranty deed from Ernest Odell Towns, unmarried of record in Book 10418, page 559, Register's Office for Davidson County, Tennessee, dated April 14, 1997 and recorded on April 16, 1997.

Being a portion of the same property conveyed to Select Home Solutions Group, LLC, a Mississippi Limited Liability Company by Warranty deed from Doncella Rodgers, married of record in Instrument No. 20191010-0104117 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

Being the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty deed from Select Home Soulutions Group, LLC, a Mississippi Limited Liability Company of record in Instrument No. 20191106-0114551 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3106 Anderson Place Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 16, 2021}.

Urban Dwell Homes, GP, a Tennessee General Partnership

By: Brandon Rumbley, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brandon Rumbley, 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 Partner 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 Partner 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 official seal, this March 16, 2021.

Notary Public

My Commission Expires: 12-18-22



File #: 20-160-CN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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

