Karen Johnson Davidson County
Batch# 601508 DEEDWARR
03/26/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210326-0040375

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	071-07-0-109

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, **Bambi T. Windrow**, "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:

Land in Davidson County, Tennessee, being the southerly 110 feet of Lot No. 46 on the plan of J.B. Haynie's Oriental Plan, as shown by plat of record in Plat Book 161, Page 26, of the Register's Office of Davidson County. Said part of said lot fronts 100 feet on the north side of Prince Street and runs back between parallel lines 110 feet to a dead line. This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Bambi T. Windrow, by deed dated August 9, 2013, and recorded August 20, 2013, from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument Number 20130820-0087485, Register's Office for Davidson County, Tennessee.

Property Address: 231 Prince Avenue Nashville, TN 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 25th day of March, 2021.

(SEAL)
Bambi T. Windrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2021, before me personally appeared Bambi T. Windrow, 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 25th day of March, 2021.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/2/24

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 $325,000.00, 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
25th day of March, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10/2/23
File No. 2021-430

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

