WARRANTY DEED

Karen Johnson Davidson County
Batch# 711313 **DEEDWARR**
09/08/2021 10:26:06 AM 2 pgs
Fees: $13.00 Taxes: $340.40

20210908-0120104

J-SB-UDH-21-7720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/03/2023 DAVIDSON COUNTY
TACEY DENSON PALMER

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Dwell Homes, GP	**NEW OWNER**	
(NAME)	(NAME)	**128-50.00**
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, **MICHELLE FAIRBANKS, TRUSTEE OF THE MICHELLE FAIRBANKS LIVING TRUST DATED NOVEMBER 7, 2019,** 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 the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of the 112-1/2 acre tract shown on the Plan of record in Plan Book 2, Page 165, Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, June 2, 1953, as follows:

Beginning on the easterly line of said 112-1/2 acre tract at a point north 3 degrees east 1120 feet from the southeast corner of said 112-1/2 tract; thence north 3 degrees east 150 feet to an iron pin; thence north 80 degrees west 153 feet to the center of Sawyer Brown Road; thence with the center of said Road; south 18 degrees 30' west 150 feet; thence south 80 degrees east 195 feet to the beginning.

Being the same property conveyed to Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust, by Quitclaim Deed from Michelle Fairbanks recorded November 13, 2019 in Instrument No. 20191113-0116932, corrected by Scrivener's Affidavit recorded February 24, 2020 in Instrument No. 20200224-0020304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 165, Chancery Court for Davidson County, Tennessee.
- Easement for right of way of Sawyer Brown Road lying within the boundary of the premises.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7720 Sawyer Brown Road, Nashville, Tennessee 37221**.

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 27th DAY OF AUGUST, 2021.

Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 7, 2019

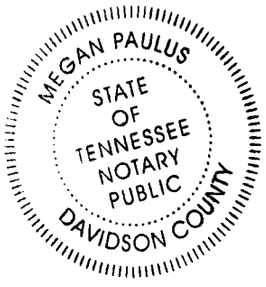
BY: Michelle Fairbanks
Michelle Fairbanks
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE FAIRBANKS, TRUSTEE of MICHELLE FAIRBANKS, TRUSTEE OF THE MICHELLE FAIRBANKS LIVING TRUST DATED NOVEMBER 7, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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