WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2022 Notary Public MY COMMISSION EXPIRES: 1-12-2026 (AFFIX SEAL)
File No. LG-22-3288	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashland Rentals, LLC	Same as New Owner	13002000200,
(NAME) 290 Ed Harris Rd.	(NAME)	13002018500, 13001006400,
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	& 13001022200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Urban Capital, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashland Rentals, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

This is improved property more commonly known as:
106 A Lafayette Court, Nashville, TN 37205
106 B Lafayette Court, Nashville, TN 37205
120 A Lincoln Court, Nashville, TN 37205
120 C Lincoln Court, Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 12th day of September, 2022.

Karen Johnson Davidson County
Batch# 916285 **DEEDWARR**
09/13/2022 01:59:08 PM 3 pgs
Fees: $18.00 Taxes: $8,029.00

20220913-0102254

Urban Capital, LLC, a Tennessee Limited Liability Company

By: _____
Steve Reigle, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glenda S. Sandlin of the state and county mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Urban Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Reigle as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Ashland City, Tennessee this 13th day of September, 2022.

Glenda S. Sandlin
Notary Signature

GLENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 1/2-2026

My commission expires: 1/2/2026

EXHIBIT A

Parcel I: 106 A Lafayette Ct., Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot 38 on the Plan of The Courts of Belle Meade, Block "3" of record in Plat Book 547, page 141, 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 Urban Capital, LLC, by Quitclaim Deed from Regal Homes Co., dated 10/6/2021, and appearing of record at Instrument No. 20211006-0134441, Register's Office for Davidson County, Tennessee.

Parcel II: 106 B Lafayette Ct., Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot 37 on the Plan of The Courts of Belle Meade, Block "3" of record in Plat Book 547, page 141, 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 Urban Capital, LLC, by Quitclaim Deed from Regal Homes Co., dated 10/6/2021, and appearing of record at Instrument No. 20211006-0134441, Register's Office for Davidson County, Tennessee.

Parcel III: 120 A Lincoln Ct., Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot No. 27 of Block 2 on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County

Said Lot No. 27 of Block 2 fronts 30 feet on the Westerly margin of Lincoln Court and extends back between parallel lines 145 feet to a dead line in the rear.

Being a portion of the same property conveyed to Urban Capital, LLC, by Quitclaim Deed from Regal Homes Co., dated 10/6/2021 and appearing of record at Instrument No. 20211006-0134440, Register's Office for Davidson County, Tennessee.

Parcel IV: 120 C Lincoln Ct., Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot No. 29 of Block 2 on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County

Said Lot No. 29 of Block 2 fronts 30 feet on the Westerly margin of Lincoln Court and extends back between parallel lines 145 feet to a dead line in the rear.

Being a portion of the same property conveyed to Urban Capital, LLC, by Quitclaim Deed from Regal Homes Co., dated 10/6/2021 and appearing of record at Instrument No. 20211006-0134440, Register's Office for Davidson County, Tennessee.