Karen Johnson Davidson County
Batch# 1134609 DEEDWARR
05/14/2024 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20240514-0035633

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00 Affiant Subscribed and sworn to before me, this the 10th day of May, 2024. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Urban Gate Properties, LLC	New Owner(s)	042 16 0 108.00
718 Mcferrin Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE WALTON COMPANY, A PARTNERSHIP ORGANIZED UNDER THE LAWS OF TENNESSEE, COMPOSED OF JOSEPH MARCHBANKS DRAPER, JR. AND PHILLIP MATTHEWS DRAPER, AS TENANTS IN PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Final Plat, Draper Subdivision of record In Plat Book 6900, Page 522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion of the above said property that was conveyed to the Tennessee Department of Transportation after the making of the above said Subdivision, by Warranty Deed of record at Book 11328, page 921, Davidson County Register of Deeds, the survey and legal description of which portion is set out in said Warranty Deed, and incorporated here by reference.

Being a portion of the same property conveyed to Joseph Marchbanks Draper and wife, Myrtle C. Draper by Warranty Deed from Paul Goodbar Draper and Joseph Marchbanks Draper, duly and qualified and acting as Trustees under the will Walton Draper, deceased of record in Book 3947, page 175, Register's Office for Davidson County, Tennessee, dated October 08, 1965 and recorded on October 15, 1965.

Being a portion of the same property conveyed to Joseph Marchbanks Draper, Sr. and wife, Myrtle C. Draper by Deed of Correction from Walton Young Draper and wife, Kathleen Buntin Draper and Beverage Houston Draper and wife, Sarah Louise Alexander Draper of record in Book 4771, page 816, Register's Office for Davidson County, Tennessee, dated November 03, 1972 and recorded on December 12, 1973.

The said Myrtle C. Draper predeceased her husband, Joseph Marchbanks Draper, Sr., thereby vesting him as the surviving tenant by the entirety.

The said Joseph Marchbanks Draper, Sr., later died leaving his entire estate, including all real property, to his sons, Joseph Marchbanks Draper, Jr and Philip Matthews Draper per his Last Will and Testament duly probated and filed at Book 179, page 105, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Joseph Marchbanks Draper, SR., and wife, Myrtle C. Draper by Warranty Deed from Annie Mary Draper Swain and husband, Irvin S. Swain of record in Book 4249, page 576, Register's Office for Davidson County, Tennessee, dated November 08, 1965 and recorded on July 09, 1966.

Being the same property conveyed to Phllip Matthews Craper by Quitclaim Deed from Sara Beth Draper of record in Book 6860, page 348, Register's Office for Davidson County, Tennessee, dated Janaury 16, 1986 and recorded on May 19, 1986.

Being the same property conveyed to The Walton Company, a partnership organized under the laws of Tennessee, composed of Joseph Marchbanks Draper, Jr. and Phillip Matthews Draper, as tenants in partnership by Quitclaim Deed from Joseph Marchbanks Draper, Jr. and Phillip Matthews Draper of record in Instrument Number 20231017-00812257, Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 17, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 104 Gallatin Pike South, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2024.

The Walton Company,
a Tennessee Partnership

By: _____
Joseph M. Draper, Partner

By: _____
Phillip M. Draper, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Marchbanks Draper, Jr. and Phillip Matthew Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Partners of The Walton Company, a Tennessee Partnership, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2024.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 10, 2024**.

Affiant Signature

May 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25