THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 12471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 ($59,900.00) DOLLARS, cash in hand paid by URBAN CORE HOMES, LLC, a Tennessee Limited Liability Company, receipt of which is hereby acknowledged, I, ALTON BROOKS PARKER, have bargained and sold, and by these presents do transfer and convey unto the said URBAN CORE HOMES, LLC, a Tennessee Limited Liability Company, and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 179, on the Plan of North Nashville Real Estate company property, as shown on plat of record in Plat Book 21, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alton Brooks Parker by Special Warranty Deed from Southtrust Bank, an Alabama Banking Corporation, successor by conversion from Southtrust Bank, NA, dated December 19, 2000 and of record in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of 6th Avenue North.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said URBAN CORE HOMES, LLC, a Tennessee Limited Liability Company, its successors and assigns, forever. And I do covenant with the said URBAN CORE HOMES, LLC, a Tennessee Limited Liability Company, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2012 Davidson County property taxes which have been prorated and will be paid by Grantees and Grantor. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said URBAN CORE HOMES, LLC, a Tennessee Limited Liability Company, its successors and assigns, against the lawful claims of all persons whomsoever.

CARRIE PARKER PEERY executes this instrument in behalf of ALTON BROOKS PARKER as his Attorney in Fact, pursuant to Power of Attorney dated May 5, 2008 and of record at Instrument No. 20120201-0009233, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120082596 DEEDWARR
Recvd: 10/30/12 15:07 2 pgs
Fees:13.00 Taxes:221.63
20121030-0099654

WITNESS MY HAND, on this 17th day of October, 2012.

Alton Brooks Parker
ALTON BROOKS PARKER

By: Carrie Parker Peery
CARRIE PARKER PEERY, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CARRIE PARKER PEERY as Attorney in Fact for ALTON BROOKS PARKER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of ALTON BROOK PARKER for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of October, 2012.

Karen S. Rainey
NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2/25/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $59,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rebecca J. Garland
AFFIANT

Sworn to and subscribed to before me this 19 day of October, 2012.

NOTARY PUBLIC

KAREN S. RAINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7/6/15

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Tax Map/Parcel 08108043700

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
URBAN CORE HOMES, LLC
234 Pebble Bluff LN
Franklin TN 37064