BILL GARRETT, Davidson County
Trans:T20120092811 DEEDWARR
Recvd: 12/05/12 09:59 2 pgs
Fees:13.00 Taxes:231.25

20121205-0111901

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1307**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/20/2012**, by and between **Nathaniel L Grimes, a married man**, parties of the first part, and **Urban Core Homes, LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the southerly 30 feet of Lot No. 177 on the North Nashville Real Estate Company's Plan of Lots as of record in Plat Book 21, Page 105, Register's Office for said county.

Said southerly part of Lot No. 177 fronts 30 feet on the easterly side of 6th Avenue North, formerly High Street and runs back between parallel lines, 189 feet 2 inches, more or less, to an alley.

Being the same property conveyed to Nathaniel L Grimes by deed dated May 13, 2008 from Nathaniel L Grimes Executor of record as Instrument No. 20080514-0049469, said Register's Office.

This is not the usual place of residence for the Grantor, therefore no homestead or marital rights need be conveyed.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **81-8-439**
Improved property located at: **1720B 6th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nathaniel L Grimes

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nathaniel L Grimes** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of November, 2012..

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/6/13

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Owner's Name: **Urban Core Homes, LLC**

and Address: **1720B 6th Avenue North, Nashville, TN 37208**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$62,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 20th day of November, 2012..

Notary Public

My Commission Expires: 5/6/13