WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130088840 DEEDWARR
Recvd: 10/15/13 12:57 2 pgs
Fees: 13.00 Taxes: 333.00

20131015-0107712

R-RS-13-414

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Barbara Stackhouse
Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Stackhouse	Kevin Stackhouse (NAME)	
414 33rd Avenue North	14307 Old Hickory Blvd. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Cane Ridge TN 37013 (CITY) (STATE) (ZIP)	092-09-0-371.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we URBAN CORE HOMES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN STACKHOUSE AND BARBARA STACKHOUSE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 19 AND THE SOUTHERLY 10.0 FEET OF LOT NO. 18 ON THE PLAN OF THE WILCOX PROPERTY OF RECORD IN PLAT BOOK 421, PAGE 42, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 60.0 FEET ON THE EASTERLY SIDE OF 33RD AVENUE, NORTH, FORMERLY EULALIA STREET, AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO URBAN CORE HOMES, LLC BY DEED FROM WILLIAM HUFFMAN OF RECORD AT INSTRUMENT NO. 201302280020258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 22, 2013 AND RECORDED ON FEBRUARY 28, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 42, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 414 33rd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 10th day of October, 2013.

Urban Core Homes, LLC

BY: _____
Troy Stackhouse, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of October, 2013, before me personally appeared Troy Stackhouse, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Urban Core Homes, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of October, 2013.

_____
Notary Public

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903