# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-UC-13-5302

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 |
|---|---|---|
| Urban Core Homes II, LLC | Troy Stackhouse (NAME) | |
| ~~359 HUNT~~INGTON RIDGE DR (ADDRESS) | 1029 Saint Andrews Pl (ADDRESS) | |
| ~~NASHVILLE~~, TN 37211 (CITY) (STATE) (ZIP) | Nashville TN 37204 (CITY) (STATE) (ZIP) | 091-07-0-034.00 |

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 EQUITY TRUST COMPANY CUSTODIAN FBO LEE TURLEY IRA, 26% UNDIVIDED INTEREST; AND DREAM HOUSE, LLC; 74% UNDIVIDED INTEREST,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto URBAN CORE HOMES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY; AND FOUNDATION DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1205 AND THE EASTERLY 18 1/3 FEET OF LOT NO. 1207, OF BLOCK 27, PLAN NO. 2, WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 172, 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 THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO LEE TURLEY IRA 26% UNDIVIDED INTEREST AND DREAM HOUSE LLC 74% UNDIVIDED INTEREST BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C. OF RECORD AT INSTRUMENT NO. 20130920-0099444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 16, 2013 AND RECORDED ON SEPTEMBER 20, 2013.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM RECONSTRUST COMPANY, N.A. OF RECORD AT INSTRUMENT NO. 20130513-0047973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2012 AND RECORDED ON MAY 13, 2013.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 172, 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 5302 Louisiana Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20130089295 DEEDWARR
Recvd: 10/16/13 16:02 2 pgs
Fees:13.00 Taxes:220.15

20131016-0108253

Witness my/our hand(s) this 11th day of October, 2013.

Equity Trust Company Custodian FBO Lee Turley IRA

BY: _____

ITS: Gail Pribanic
CORPORATE ALTERNATE SIGNER

Dream House, LLC

BY: _____
Lee Turley, Member

BY: _____
Jessica Turley, Member

STATE OF OHIO
COUNTY OF LORAIN

Before me personally appeared Gail Pribanic, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the CORP ACTSIGNR of Equity Trust Company Custodian FBO Lee Turley IRA, the within named bargainor, and that he/she as such CORP ACTSIGNR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of October, 2013.

_____
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 7, 2015

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LEE TURLEY AND JESSICA TURLEY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBERS of DREAM HOUSE, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 day of October, 2013.

_____
Notary Public
My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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