File Box 8

BILL GARRETT, Davidson County
Trans:T20130090067 DEEDWARR
Recvd: 10/18/13 15:05 2 pgs
Fees:13.00 Taxes:336.70
20131018-0109251

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52955
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Urban Core Homes II, LLC, a Tennessee limited liability company Foundation Development Group, LLC, a Tennessee limited liability company 2210 Oakleaf Dr. Franklin, TN 37064	New Owner

TAX MAP-PARCEL NUMBERS: 10507013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert W. Coleman, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby 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**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows, to wit:

Being the southerly 50 feet of the northerly 100 feet of the westerly one half of Block "C" on the Plan of Merritt Lands, of record in Minute Book "N", page 241, County Court Clerk's Office for Davidson County, Tennessee.

Said part of Block "C" fronts 50 feet on the easterly side of Pillow Street, and runs back between parallel lines 177.5 feet to an alley.

Being the same property conveyed to Robert W. Coleman by Warranty Deed from Orville Lee Coleman and wife, Jean C. Coleman, dated January 25, 1986, recorded January 29, 1986 in Book 6772, page 116, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Minute Book "N"' Page 241, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 1314 Pillow Street, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 17th day of October, 2013

Robert Coleman

State of TENNESSEE
County of DAVIDSON

On this October 17th, 2013 , before me the undersigned authority, personally appeared Robert Coleman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Sworn and subscribed before me this the 17th day of October, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017