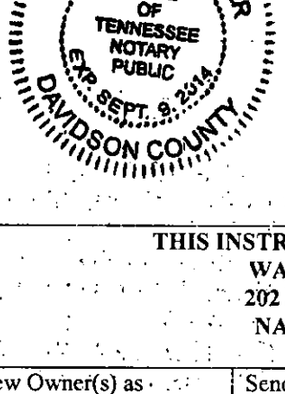
BILL GARRETT, Davidson County
Trans:T20130108088 DEEDWARR
Recvd: 12/31/13 13:42 2 pgs
Fees:13.00 Taxes:129.50
20131231-0131254

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2013.

Notary Public

My commission expires 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.630.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Jhant Lori L. Lane	New Owner(s)	
1720 A2 6th Ave. N		081-08-0-439.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN CORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN JHANT AND LORI L. LANE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 177 on the Plan of North Nashville Real Estate Company Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

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 part of the same property conveyed to Nathaniel L. Grimes by Executor's Deed from Nathaniel L. Grimes, Executor, of record in Instrument No. 20080514-0049469, Register's Office for Davidson County, Tennessee, dated May 13, 2008 and recorded May 14, 2008; and

Being the same property conveyed to Urban Core Homes, LLC, a corporation by Warranty Deed from Nathaniel L. Grimes, a married man, of record at Instrument No. 20121205-0111901, Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on December 5, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1720 B 6th Ave. North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2013.

Urban Core Homes, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jarred McNeal
Title: President/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President/Authorized Member of Urban Core Homes, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY