WARRANTY DEED

R-VRES-14-1816

TERRI BOSWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-21-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 01/21/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah E. Tackett and John S. Simpson	Sarah E. Tackett and John S. Simpson	
(NAME)	(NAME)	
1816 7th Ave N	1816 7th Avenue, North	**081-08-2D-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 II, LLC AND FOUNDATION DEVELOPMENT, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH E. TACKETT AND JOHN S. SIMPSON, WIFE AND HUSBAND** 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 Unit B, Homes at 1818 7th Avenue North, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130822-0088787, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Urban Core Homes II, LLC and Foundation Development, LLC by Quitclaim Deed from Troy Stackhouse of record in Instrument No. 20130828-0090941 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 28, 2013. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee, Register's Office of Davidson County, Tennessee.
- Instrument of record in Instrument Number 20130822-0088787, said Register's Office.
- Instrument of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee.
- Instrument of record in Book 4312, Page 577, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1816 7th Ave N, Nashville, Tennessee 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), 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:T20140029021 DEEDWARR
Recvd: 04/29/14 09:38 2 pgs
Fees:13.00 Taxes:1254.30
20140429-0035768

23rd TS FB CLC

Witness my/our hand(s) this the ~~25th~~ DAY OF APRIL, 2014.

Urban Core Homes II, LLC

BY: _____
Troy Stackhouse
Sole Member

Foundation Development, LLC

BY: _____
Forrest Broyles
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY STACKHOUSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of URBAN CORE HOMES II, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

23rd TS CLC

Witness my hand and official seal, this the ~~25th~~ of April, 2014.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FORREST BROYLES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of FOUNDATION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

23rd FB CLC

Witness my hand and official seal, this the ~~25th~~ of April, 2014.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212