WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035072 DEEDWARR
Recvd: 05/20/14 12:11 2 pgs
Fees:13.00 Taxes:1257.63
20140520-0043309

R-VRES-14-1818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016 (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)
Shawn Manis and Chelsea Gunn	**Franklin American Mortgage Corporation**	
(NAME)	(NAME)	
1818 7th Avenue North	**501 Corporate Centre Dr., Ste 400**	**081082D00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Franklin, TN 37067**	
(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 GROUP, LLC, AKA FOUNDATION DEVELOPMENT, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAWN MANIS, AN UNMARRIED MAN, AND CHELSEA GUNN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 A of Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130822-0088787, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130822-0088787 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from Troy Stackhouse to Urban Core Homes, II, LLC and Foundation Development, LLC as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090941; part of Warranty Deed from Dean A. Young, an unmarried man to Troy Stackhouse, unmarried as recorded on the 12th day of April, 2013 in Instrument No. 20130412-0036713 and part of Warranty Deed from Derrick Leonard and wife, Christy Leonard to Dean A. Young as recorded on the 23rd day of August, 2006 in Instrument No. 20060823-0104101, in the Register's Office of Davidson County, Tennessee.

In the previous deed, title was erroneously stated by scrivener's error as Foundation Development, LLC. Foundation Development, LLC is not a registered entity in the State of Tennessee. The legal name of the Grantor herein is Foundation Development Group, LLC.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 21, Page(s) 105, said Register's Office.
- Instrument recorded in Instrument No. 20130822-0088787, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 7th Avenue North, 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.

Witness my/our hand(s) this the 15th DAY OF MAY, 2014.

Urban Core Homes II, LLC

BY: _____
Troy Stackhouse
Sole Member

Foundation Development Group, 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.

Witness my hand and official seal, this the 15th of May, 2014.

_____
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 GROUP, 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.

Witness my hand and official seal, this the 15th of May, 2014.

_____
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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