WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049493 DEEDWARR
Recvd: 07/11/14 08:31 2 pgs
Fees:13.00 Taxes:1180.30
20140711-0061049

File No.: ALW-14-1314-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

ADAM G. LaFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily J. Gray, William H. Gray, and Phyllis B. Gray	U.S. Bank N.A.	105-7-6-2.00 CO
(NAME)	(NAME)	
1314 B Pillow Street	3180 Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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 II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND FOUNDATION DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EMILY J. GRAY AND WILLIAM H. GRAY AND PHYLLIS B. GRAY**, 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 1314 PILLOW STREET, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140123-0006518, in the Register's Office for 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 Robert W. Coleman by Warranty Deed from Orville Lee Coleman and wife, Jean C. Coleman, dated 01/25/1986, recorded 01/29/1986, in Book 6772, page 116, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company and Foundation Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Robert W. Coleman, unmarried, dated 10/17/2013, recorded 10/18/2013, in Instrument No. 20131018-0109251, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1314 B Pillow Street, Nashville, TN 37203

(House Number) (Street) (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 GRANTEES, 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 8th day of July, 2014.

Urban Core Homes II, LLC, a Tennessee Limited Liability Company

BY: _____, SM
Troy Stackhouse, Sole Member

Foundation Development Group, LLC, a Tennessee Limited Liability Company

BY: _____, SM
Forrest Broyles, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of July, 2014, before me personally appeared Troy Stackhouse, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of Urban Core Homes II, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of July, 2014, before me personally appeared Forrest Broyles, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Foundation Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171