Warranty Deed

BILL GARRETT, Davidson County Trans:T20150016958 DEEDWARR Recvd: 03/09/15 15:34 2 pgs Fees:13.00 Taxes:1076.70 20150309-0020104	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $291,000.00. Affiant Subscribed and sworn to before me, this the 27th day of February, 2015. Notary Public My commission expires: 5-8-18 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Hayes & Leah Hayes	Guaranty Trust Company	
902 Smiley Street	316 Robert Rose Drive	082-12-0F-002.00-CO
Nashville, TN 37206	Murfreesboro, TN 37129	

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 II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND FOUNDATION DEVELOPMENT GROUP, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA HAYES AND LEAH HAYES, HUSBAND AND WIFE,** 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 Unit B together with common areas and as established by Declaration of Covenants, Conditions and Restrictions for Homes at 217 North 9th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140424-0034413 and being shown on Plat attached thereto at Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lee A. Beverly by Warranty deed from Johnny D. Bolton and wife, Virginia Bolton of record in Instrument No. 20060922-0117708 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on September 22, 2006.

Being a portion of the same property conveyed to Foundation Development Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Lee A. Beverly, unmarried of record in Instrument No. 20130702-0068104 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 2, 2013.

Being a portion of the same property conveyed to Urban Core Homes II, LLC and Foundation Development Group, LLC by Quitclaim deed from Foundation Development Group, LLC of record in Instrument No. 20140605-0048736 Register's Office for Davidson County, Tennessee, dated June 3, 2014 and recorded on June 5, 2014.

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 improved property also known as 902 Smiley Street, Nashville, TN 37206.

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 27th day of February, 2015.

Foundation Development Group, LLC

By:_____
Name: Forrest Broyles
Title: Sole Member

Urban Core Homes II, LLC

By:_____
Name: Troy Stackhouse
Title: Sole 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 Forrest Broyles, 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 Sole Member of Foundation Development Group, 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 27th day of February, 2015.



Notary Public

My Commission Expires:

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 Troy Stackhouse, 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 Sole Member of Urban Core Homes II, 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 27th day of February, 2015.



Notary Public

My Commission Expires: