Warranty Deed

BILL GARRETT, Davidson County Trans:T20150079523 DEEDWARR Recvd: 09/18/15 10:50 2 pgs Fees:13.00 Taxes:1328.30 20150918-0094929	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $359,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2015. Notary Public My commission expires: 10/18/16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

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:
Steven D. Frederick Charlene R. Sevilla	Movement Mortgage, LLC	
136 Marie Street	841 Seahawk Circle	071-15-0-021.00
Nashville, TN 37207	Virginia Beach, VA 23452	

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**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN D. FREDERICK AND CHARLENE R. SEVILLA, 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 Lot No. 77 on the Plan of Eastmoreland Place Shields Subdivision of Gleaves Land, of record in Plat Book 161, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 77 fronts 50 feet on the Southerly side of Marie Street and runs back between parallel lines, 130 feet to alley.

Being the same property conveyed to B. F. Properties, LLC by Warranty deed from Juanita Bratcher and husband, Hollis Bratcher of record in Instrument No. 20110311-0019469 Register's Office for Davidson County, Tennessee, dated May 14, 2010 and recorded on March 11, 2011.

Being the same property conveyed to Brandon Thornberry, a married man by Warranty deed from B. F. Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140624-0054997 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 24, 2014.

Being the same property conveyed to Urban Core Homes II, LLC, a Tennessee Limited Liability Company by Warranty deed from Brandon Thornberry, a married man of record in Instrument No. 20140902-0079954 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 02, 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 136 Marie Street, Nashville, TN 37207.

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 16th day of September, 2015.

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

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 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 16th day of September, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018