3413

Warranty Deed

BILL GARRETT, Davidson County Trans:T20150084704 DEEDWARR Recvd: 10/05/15 14:45 2 pgs Fees:13.00 Taxes:980.50 20151005-0101281	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2015. Notary Public My commission expires: 1-8-19

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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:
Nathaniel D. Baker	Avenue Bank	
2003 9th Avenue North	3823 Cleghorn Avenue	081-07-0-141.00
Nashville, TN 37208	Nashville, TN 37215	

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 **NATHANIEL D. BAKER, AN UNMARRIED MAN**, 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 the Southerly 38 feet of Lot No. 26 on the Plan of Owen's Plan of Buena Vista of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, located West of Ninth Avenue North and North of Clay Street and being more particularly described as follows:

Beginning, at a point in the Westerly margin of Ninth Avenue North, said point being 56.38 feet North along said margin from the Northerly margin of Clay Street; thence, leaving said Westerly margin, South 74 degrees 27' 52" West, 129.00 feet to a point in the Easterly margin of an alley; thence, with said alley, North 17 degrees 55' 07" West, 38.00 feet to a point; thence, North 74 degrees 27' 52" East 129.00 feet to a point in the Westerly margin of Ninth Avenue North; thence, with said margin, South 17 degrees 55' 07" East, 38.00 feet to the point of beginning. Containing 4,898 square feet or 0.11 acres, more or less.

Being a portion of the same property conveyed to Metrocenter Properties, Inc., a Delaware corporation by Quitclaim deed from Metrocenter, Inc., a Tennessee corporation of record in Instrument No. 20011016-0112581 Register's Office for Davidson County, Tennessee, dated October 3, 2001 and recorded on October 15, 2001.

Being the same property conveyed to Up Development, LLC by Special Warranty deed from Metrocenter Properties, Inc. of record in Instrument No. 20140213-0012803 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 13, 2014.

Being a portion of the same property conveyed to Urban Cove Homes, II, LLC, a Tennessee limited liability company by Warranty deed from Up Development, LLC, a Tennessee limited liability company of record in Instrument No. 20141118-0106436 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 18, 2014.

Scrivener's Affidavit recorded at Instrument No. 20141211-0113672 correcting Urban Cove Homes II, LLC to correct name Urban Core Homes, II, LLC.

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 2003 9th Avenue North, Nashville, TN 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), 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 30th 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 30th day of September, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

