BILL GARRETT, Davidson County
Trans:T20150084783 DEEDWARR
Recvd: 10/05/15 15:55 2 pgs
Fees:13.00 Taxes:936.10
20151005-0101396

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $253,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2015. Notary Public My commission expires: 8-23-2016

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:
Urban Core Homes II, LLC	New Owner	
412B 33rd Avenue North		10501003600
Nashville, TN 37209		

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, **HENDRICK F. DOUGLAS AND VALENCIA DOUGLAS, HUSAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN CORE HOMES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 71 on the Plan of B.F. Shields Heirs Tract of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee, and described according to a survey of Emmery L. Miller, dated June 24, 1971, as follows:

Said lot fronts 50.25 feet on the easterly side of 16th Avenue South and extends back between parallel lines, parallel to and 47.48 feet North of Grand Avenue 141.10 feet to an alley.

Being the same property conveyed to Hendrick F. Douglas and Valencia Douglas, husband and wife by Quitclaim Deed from Carlton Petway, Jr. of record in Book 11483, page 459, Register's Office for Davidson County, Tennessee, dated May 6, 1999 and recorded on May 18, 1999.

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 known as 916 15th Avenue South, Nashville, TN 37212.

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.

Hendrick F. Douglas

Valencia Douglas

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 Hendrick F. Douglas and Valencia Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2015.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018