Warranty Deed

Davidson County DEEDWARR Recvd: 03/01/16 15:04 2 pgs Fees:13.00 Taxes:666.00 **20160301-0019558**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the day of February, 2016. Notary Public My commission expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

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:
Lee Turley	918 CURREY ROAD NASHVILLE, TN 37217	
918 CURREY ROAD		09209023500
NASHVILLE, TN 37217		

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 **LEE TURLEY**, 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. 67 on the Plan of W. R. Wilson Tract of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except property sold to the State of Tennessee at Instrument No. 20150106-0001343 being more particularly described as follows;

Beginning at the point of intersection of the existing East margin of Alley No. 1151 and the South boundary of the Mashanta Kendall property, said point of intersection being 86.24)' right of I-40 proposed centerline station 118+71.63; thence with said boundary South 89 degrees 36' 25" E 58.04' to a point, said point being 105.20' right of I-40 proposed centerline station 119+26.49; thence with the proposed South margin of I-40 South 65 degrees 53' 28" West 64.56' to a point, said point being 111.32' right of I-40 proposed centerline station 118+62.22; thence with said existing East margin N 01 degrees 53' 57" East 26.78' to the point of beginning, containing 777 square feet.

Being the same property conveyed to Donald Hardin and Edwin Feagins, as joint tenants with right of survivorship by 20110215-0012872 deed from Radcliff Rhodes, Inc. of record in Instrument No. 20110215-0012872 Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 15, 2011.

Being the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company by Warranty deed from Donald Hardin, a married man and Edwin Feagins, a married man of record in Instrument No. 20151215-0126114 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 15, 2015.

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 unimproved property known as 441 (fka 509) 36th Avenue North, Nashville, TN 37209.

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 26th day of February, 2016.

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

SOLE MEMBER
Troy Stackhouse, 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 to be the Sole Member of Urban Core Homes II, LLC, a Tennessee Limited Liability Company, and that he, 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 26th day of February, 2016.

Notary Public

My Commission Expires: 7-2-2018

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

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILSON
On this 26TH day of FEBRUARY, 20 16, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019