Box 14

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160038742 DEEDWARR
Recvd: 05/10/16 09:58 2 pgs
Fees:13.00 Taxes:1036.00
20160510-0046201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 6th day of May, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Justin Laffer Arthur Laffer	Franklin Synergy Bank	
2402 Middle Street	722 Columbia Avenue	08103014400
Nashville, TN 37208	Franklin, TN 37064	

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 **JUSTIN LAFFER AND WIFE, HOLLI E. LAFFER, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 99% INTEREST (THE "ENTIRETY INTEREST") AND ARTHUR LAFFER, (SR.) A MARRIED MAN, AS TO AN UNDIVIDED 1% INTEREST (THE "INDIVIDUAL INTEREST"), THE SAID INDIVIDUAL INTEREST AND ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON**, 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 Northerly 40 feet of Lot No. 27 on the Plan of Subdivision of Lot No. 37 in Owen's Plan of Buena Vista of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, Page 26, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 40 feet on the easterly side of Middle Street and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Leon White by Warranty deed from Nay H. Carr of record in Book 8302, page 701, Register's Office for Davidson County, Tennessee, dated March 1, 1991 and recorded on March 4, 1991. Leon White having since died January 10, 2010, his will probated at 14P-1402.Being the same property conveyed to Poplar Street Properties, LLC by Warranty deed from The Estate of Leon White of record in Instrument No. 20150729-0074555 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015.

Being the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company by Quitclaim deed from Poplar Street Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20151030-0110843 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on October 30, 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 improved property known as 2402 Middle Street, 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 6th day of May, 2016.

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 6th day of May, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

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