Davidson County DEEDWARR
Recvd: 09/08/16 16:11 10 pgs
Fees:53.00 Taxes:518.00
20160908-0094815

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this ~~29th~~ 9th day of ~~August,~~ September 2016.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Urban Core Homes II LLC	**NEW OWNER**	**08115012700**
1905 Formosa Street	55 Lanier Rdg.	
Nashville, TN 37208	Acworth, GA 30101	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edward Madry and Nedra Pillow and Robert Madry and Marilyn McClain and Venus Madry and Janette Smith and Patricia Cooke (nka Patricia Kamwendo) and Shawnita Haliburton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Core Homes II, LLC

HEREINAFTER CALLED THE GRANTEES, 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. 70 and the East half of Lot No. 69 in the J.M., T.J., and G. W. Harding's Addition or Subdivision to Nashville, Tennessee, a plan of which is recorded in Plan Book 21, page 80, Register's Office for said County.

Said Lot No. 70 fronts 50 feet on the South side of Formosa Street, and runs back at right angles to said Street and between parallel lines 150 feet, more or less, to an alley, as indicated in said Plan. The east half of said Lot No. 69 is immediately West of said Lot No. 70 and fronts 25 feet on the South side of Formosa Street, and extends back between parallel lines and at right angles to Formosa Street 150 feet, more or less to aforesaid alley.

Being the same property conveyed to Timothy O. Martin and wife, Jane L. Martin, from Capitol Realty Company, Inc., by Installment Deed dated December 14, 1967 of record in Book 4197, page 622, Register's Office for Davidson County, Tennessee. Timothy O. Martin predeceased Jane L. Martin leaving her as surviving tenant by the entirety. By quitclaim deed dated 12/31/98 of record in Instrument No. 200403010022919, said Register's Office, Jane F. Martin conveyed her interest in subject property to Celestia Smith. Celestia Smith died on 4/6/06 leaving Edward Madry, Nedra Pillow, Robert Madry, Marilyn McClain, Venus Madry, Janette Smith, Patricia Cooke, and Shawnita Haliburton as her heirs at law: reference made to Affidavit of Heirship of record in Instrument No. 201108150062710, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1905 Formosa 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of August, 2016.

_____
Edward Madry

_____
Nedra Pillow

_____
Robert Madry

_____
Marilyn McClain

_____
Venus Madry

_____
Janette Smith

_____
Patricia Cooke (nka Patricia Kamwendo)

_____
Shawnita Haliburton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Edward Madry, Nedra Pillow, Marilyn McClain, and Venus Madry,** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

_____
Notary Public

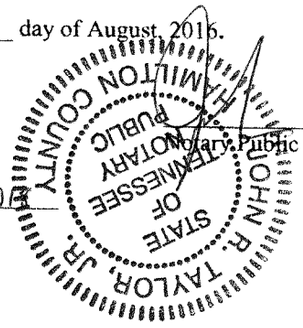
My Commission Expires: 1/21/2018

JOHN R. TAYLOR, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public of said County and State, **ROBERT MADRY** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2016.



Notary Public

My Commission Expires: 1/21/2018

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1905 Formosa 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of August, 2016.

Edward Madry

Nedra Pillow

Robert Madry

Marilyn McClain

Venus Madry

Janette Smith

Patricia Cooke (nka Patricia Kamwendo)

Shawnita Haliburton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Edward Madry, Nedra Pillow, Marilyn McClain, and Venus Madry,** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Patricia Cooke (nka Patricia Kamwendo)** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2016.

Stacey Denson Palmer

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1905 Formosa 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of August, 2016.

_____
Edward Madry

_____
Nedra Pillow

_____
Robert Madry

_____
Marilyn McClain

_____
Venus Madry

_____
Janette Smith

_____
Patricia Cooke (nka Patricia Kamwendo)

_____
Shawnita Haliburton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Edward Madry, Nedra Pillow, Marilyn McClain, and Venus Madry,** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

_____
Notary Public

My Commission Expires:_____

STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me, a Notary Public of said County and State, **JANETTE SMITH** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2016.

Notary Public

My Commission Expires: 3/3/2018

V. SMITH
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-12997-2
My Appt. Expires March 3, 2018

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1905 Formosa 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of August, 2016.

_____
Edward Madry

_____
Nedra Pillow

_____
Robert Madry

_____
Marilyn McClain

_____
Venus Madry

_____
Janette Smith

_____
Patricia Cooke (nka Patricia Kamwendo)

Shawnita Haliburton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Edward Madry, Nedra Pillow, Marilyn McClain, and Venus Madry,** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

Notary Public

My Commission Expires: 12.26.17

DE ANDREA MAMON
Notary Public - State of Georgia
Newton County
My Commission Expires Dec 26, 2017

STATE OF Georgia
COUNTY OF NEWTON

Personally appeared before me, a Notary Public of said County and State, **SHAWNITA HALIBURTON** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

De Andrea Mamon
Notary Public

My Commission Expires: 12.26.2017

DE ANDREA MAMON
Notary Public - State of Georgia
Newton County
My Commission Expires Dec 26, 2017

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

