Davidson County DEEDWARR
Recvd: 10/04/16 10:38 4 pgs
Fees:23.00 Taxes:240.50
20161004-0104378

#33246

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33246-09-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. Affiant Subscribed and sworn to before me this 27th day of September, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melinda Bailey 103 Hearthstone Manor Circle Brentwood TN 37027	New Owner	Map and Parcel No.: 081 11 0 136 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Benjamin DuBose, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Urban Core Homes II, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1615 21st Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2016.

Benjamin DuBose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin DuBose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the map of S.A. Champion's Subdivision of certain lots in the Harding Plan, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street and runs back between paralllel lines 154.7 feet, more or less, to an alley.

Being the same property conveyed to Maxine Ford, unmarried by Quitclaim Deed dated May 29, 2001 from Brenda Fuqua, unmarried of record in Instrument No. 20010530-0055819, Register's Office for Davidson County, Tennessee. The said Maxine Ford being one and the same as Carrie Maxine Ford having since died intestate on June 22, 2008, leaving as her only Heir at Law, William L. Ford. For further reference see Affidvit of Heirship of record in Instrument No. 20160912-0095716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin DuBose by deed dated September 12, 2016 from William L. Ford, unmarried of record in Instrument No. 20160912-0095717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 081 11 0 136 00.
2. All matters appearing on the Plan of record as Book 161, page 132, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:

