Davidson County DEEDWARR
Recvd: 12/09/16 16:13 4 pgs
Fees:23.00 Taxes:1294.63
20161209-0129627

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33360-11-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me this 17th day of November, 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Aripcy Salazar 1909 Formosa Street Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 081 05 0 635 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, Urban Core Homes II, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Aripcy Salazar, unmarried ("Grantee"), heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1909 Formosa Street, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 and assigns to warrant and forever defend the title to said real estate to Grantee, 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 17th day of November, 2016.

Urban Core Homes II, LLC
a Tennessee limited liability company

By: _____
Ryan N. Stringfellow
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ryan N. Stringfellow, the bargainor, 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 and who further acknowledged that he is the Authorized Agent of Urban Core Homes II, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2016.

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Plat of Lots 67, 68, & a Portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Instrument No. 20160309-0022704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company by Quitclaim Deed dated March 23, 2016 from Poplar Street Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160328-0029044, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 081 15 0 636 00.

2. All matters appearing on the Plan of record as Instrument No. 20160309-0022704, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017