Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2017.

Notary Public

My commission expires: 7-2-2018

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:
WGH Properties, LLC	New Owner	
4708 Benton Smith Road		081-08-3C-001.00
Nashville, TN 37215		

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 **WGH PROPERTIES, AN ASSUMED NAME OF WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1826 Delta Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160503-0043404, amended in Instrument No. 20160927-0101892, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Hall and wife, Geneva D. Hall by Warranty deed from Ralco Investments, a sole proprietorship of record in Book 9053, page 823, Register's Office for Davidson County, Tennessee, dated August 19, 1993 and recorded on August 20, 1993.

Being a portion of the same property conveyed to Up Development, LLC by Warranty deed from Robert Hall and wife, Geneva D. Hall of record in Instrument No. 20141126-0109228 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 26, 2014.

Being a portion of the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company by Quitclaim deed from Up Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160301-0019592 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 1, 2016.

BILL GARRETT, Davidson County
Trans:T20170003869 DEEDWARR
Recvd: 01/13/17 15:12 2 pgs
Fees:13.00 Taxes:1572.50
20170113-0004420

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 1826 Delta Avenue (Unit A), 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 13th day of January, 2017.

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

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/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 13th day of January, 2017.

Notary Public

My Commission Expires: 7-2-2018

