Davidson County DEEDWARR
Recvd: 02/21/17 15:52 3 pgs
Fees:18.00 Taxes:370.00
20170221-0017556

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Ashley Rains
Affiant

Subscribed and sworn to before me, this the 16th day of February, 2017.

Alyssa Rayne
Notary Public

My commission expires: 9/7/2020

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:
Life Investments, LLC	Beverly House ~~New Owner~~	
2320 Foxworth Court	2320 Foxworth Ct	070130C00100CO & 070130C00200CO
Murfreesboro, TN 37127	Murfreesboro, TN 37127	

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 **LIFE INVESTMENTS, 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 situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2136 Buena Vista Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161220-0133471, 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 Jimmy A. Duncan, Trustee and further conveyed to Margaret Charlene Adcock Nicholson by Quitclaim deed from Margaret Charlene Adcock Nicholson of record in Instrument No. 20080417-0039071 Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 17, 2008.

Being the same property conveyed to UP Development, LLC by Warranty deed from Margaret Charlene Adcock Nicholson, unmarried of record in Instrument No. 20151123-0118785 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

Being the same property conveyed to Ennyx TN, LLC by Warranty deed from UP Development, LLC of record in Instrument No. 20160930-0103161 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016.

Being the same property conveyed to Urban Core Homes II, LLC by Quitclaim deed from Ennyx TN, LLC of record in Instrument No. 20161219-0132917 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 19, 2016.

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 2136 A & B Buena Vista Pike, Nashville, TN 37218.

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 16th day of February, 2017.

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

Ryan N. Stringfellow, Authorized Agent

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 Ryan N. Stringfellow, 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 an Authorized Agent 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 16th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18



True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

