WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#11912

THIS INSTRUMENT WAS PREPARED BY/RETURN TO
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Urban Core Homes II, LLC	New Owner	071502470
(NAME)	(NAME)	
2309B Knowles Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,**Kasey Kelchner, as Trustee for The 1316 Lischey Trust,** 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:

Being Lots No. 16 and 17 on the Plat of Highland Land Company's subdivision, as of record in Book 421, Page 14, Register's office for Davidson County, Tennessee.

Said Lots 16 and 17 front 50 feet on the westerly side of Lischey Avenue, and runs back 175 feet 5 inches between parallel lines to an alley, measuring 50 feet on said alley.

Being the same property conveyed to Kasey Kelchner, as Trustee of the 1316 Lischey Avenue Trust, by deed of record in Instrument No. 201703160026052 , Register's Office for County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1316 Lischey Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

BILL GARRETT, Davidson County
Trans:T20170023280 DEEDWARR
Recvd: 03/20/17 10:16 2 pgs
Fees:13.00 Taxes:647.50
20170320-0026718

Witness my/our hands this 16th day of March, 2017.

Trustee

Kasey Kelchner, as Trustee for The 1316 Lischey Trust

State of Tennessee
County of Williamson

On this the 16th day of March, 2017, before me, personally appeared Kasey Kelchner, as Trustee for The 1316 Lischey Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public _____
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File No.: 11912