BILL CARRETT, Davidson County
Trans:T20170044075 DEEDWARR
Recvd: 05/24/17 10:31 2 pgs
Fees:13.00 Taxes:342.25
20170524-0051554

(1)

Warranty Deed

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $92,500.00. Ann M. Vanderhoof Affiant Subscribed and sworn to before me, this the 19th day of May, 2017. Hillary Torrence Notary Public My commission expires: 12/05/2020

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:
William B. Plunkett	New Owner	
2060 Old Hillsboro Rd.		071-15-0-247.00 (part of)
Franklin, TN 37064		

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 **WILLIAM B. PLUNKETT AND CHERYL PLUNKETT, HUSBAND AND WIFE**, 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 Lot No. 16 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 a portion of the same property conveyed to Kasey Kelchner, as Trustee for the 1316 Lischey Avenue Trust by Warranty deed from Frederick L. Robertson, Jr., and Gwendolyn Robertson of record in Instrument No. 20170316-0026052 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 16, 2017.

Being a portion of the same property conveyed to Urban Core Homes II, LLC by Warranty deed from Kasey Kelchner, as Trustee of The 1316 Lischey Trust of record in Instrument No. 20170320-0026718 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 20, 2017.

Being the same property conveyed to Urban Core Homes II, LLC by Quitclaim deed from Urban Core Homes II, LLC of record in Instrument No. 20170406-0033976 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 06, 2017.
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 improved property known as 1316 A Lischey Avenue, Nashville, TN 37207.

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 19th day of May, 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 19th day of May, 2017.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Please Return To:
Ashworth Law Firm, PLLC
Attn: Ann M. VanArsdall
237 2nd Avenue South
Franklin, TN 37064