WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078926 DEEDWARR
Recvd: 09/08/17 15:21 2 pgs
Fees:13.00 Taxes:1365.30
20170908-0092658

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-06-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2017.

Notary Public
MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

File No.: ALW-17-1905B

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Gilkeson and GARETH GILKESON	FINWORTH MORTGAGE, LLC an InsBank Company	081-15-638.00
(NAME)	(NAME)	
311 S 17TH STREET	2106 CRESTMOOR ROAD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GARETH GILKESON AND ALISON GILKESON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1, FORMOSA HEIGHTS, FINAL PLAT, as shown on plat of record in Instrument No. 20161229-0136892, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Edward Madry and Nedra Pillow and Robert Madry and Marilyn McClain and Venus Madry and Janette Smith and Patricia Cooke (nka Patricia Kamwendo) and Shawnita Haliburton to Urban Core Homes II, LLC, as recorded on the 8th day of September, 2016 in Instrument No. 20160908-0094815; Affidavit of Heirship in Instrument No. 20110815-0062710; part of Quitclaim Deed from Jane F. Martin to Celestia Smith, as recorded on the 1st day of March, 2004 in Instrument No. 20040301-0022919 and part of Installment Deed from Capitol Realty Company, Inc. to Timothy O. Martin and wife, Jane L. Martin, as recorded on the 14th day of December, 1967 in Deed Book 4197, Page 622, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1905 B Formosa Street, Nashville, TN 37208
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 5th day of September, 2017.

Urban Core Homes II, LLC

BY: TROY STACKHOUSE
ITS: SOLE MEMBER

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of September, 2017, before me personally appeared TROY STACKHOUSE, to me known (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, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of September, 2017.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171