SolmonParks File No. 18-001062-528

Bill Garrett Davidson County
Batch# 72363 **DEEDWARR**
03/22/2018 01:07:54 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180322-0027182

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

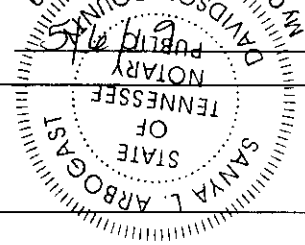
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2018.

Notary Public

My commission expires: 05-08-2019



THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Urban Core Homes II, LLC	New Owner	**103-04-0-013.00**
4406 Idaho Ave	1014 4th Ave S	
Nashville, TN 37209	Nashville TN 37210	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christopher Farren, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Urban Core Homes II, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the West 45 feet of Lot No. 307 and the East 11 feet of Lot No. 309 of Block 16 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAIDd Lots adjoin and front together 56 feet on the Northerly margin of Idaho Avenue and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Christopher Farren by Warranty Deed from J. Miriam Shimmin and Walter F. Durst, both unmarried, of record as Instrument No. 20141203-0110713 in the Register's Office for Davidson County, Tennessee.

The subject property is not now, nor has it ever been, the marital residence of Grantor or Grantor's spouse.

This is improved property known as 4406 Idaho Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of March, 2018.

Christopher Farren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Farren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 14th day of March, 2018.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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