WARRANTY DEED

Bill Garrett Davidson County
Batch# 86667 DEEDWARR
05/01/2018 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20180501-0040747

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AGL-18-2215-B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-21
(AFFIX SEAL)

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
Linda Forrest	Mortgage Investors Group	1804016700 (Parent Parce
(NAME)	(NAME)	
2215 B Kline Avenue	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LINDA FORREST, AN UNMARRIED WOMAN**, 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 Unit B, HOMES AT 2215 KLINE AVENUE, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2215 Kline Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170323-0028715, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Glen Wallis, unmarried to Urban Core Homes II, LLC, as recorded on the 21st day of February, 2017 in Instrument No. 20170221-0016949 and being a portion of Warranty Deed from Eric Sox, married to Glen Wallis, married, as recorded on the 2nd day of February, 2012 in Instrument No. 20120202-0009432, 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 2215 B Kline Avenue, Nashville, TN 37211
(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 24th day of April, 2018.

Urban Core Homes II, LLC

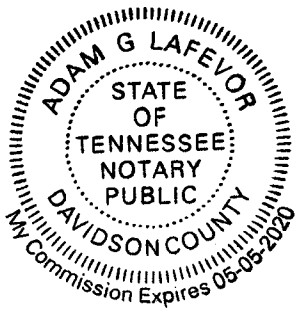
BY: TROY STACKHOUSE
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of April, 2018, 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 24th day of April, 2018.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

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

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN.