Bill Garrett Davidson County
Batch# 116700 DEEDWARR
07/16/2018 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,340.25
20180716-0068874

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $632,500.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Sicking	NEW OWNER ~~**LEGACY HOME LOANS, LLC.**~~	**081084U00200CO**
1707B 6th Avenue N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Urban Core Homes II, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Sicking, A Married Man

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:

Land in Davidson County, Tennessee, being Unit No. 1707B, together with common areas, as established by Declaration of Covenants and Restrictions for Homes at 1707 6th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161118-0121996, amended in Instrument No 20170406-0033979, and being shown on plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Kyle M. Keaffaber, unmarried, by Warranty Deed from Walter Keith Ridley, married, dated December 28, 2011, of record in Instrument No. 20111230-0102070, Register's Office for Davidson County, Tennessee. Kyle M. Keaffaber, unmarried, conveyed his interest in subject property to Urban Core Homes II, LLC, by Quitclaim Deed dated April 13, 2017, of record in Instrument No. 20170413-0036446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1707B 6th Avenue N, Nashville, TN 37208.

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 in 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.

_____ Date: 7/13/18
Urban Core Homes II, LLC
By Troy Stackhouse, Member

_____ Date:_____

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 Troy Stackhouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Urban Core Homes, LLC., a limited liability company, and that he is authorized by Urban Core Homes, LLC., to execute this instrument on its behalf.

Witness my hand and seal in Nashville, TN, this 13th day of December, 2017.

_____
Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

