WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159398 DEEDWARR
11/14/2018 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20181114-0112206

File No.: ALW-18-2020-2022-202

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/30/2021

(AFFIX SEAL)

JADEN SUTLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

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
MODERN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	Modern Homes, LLC 222 PELHAM DRIVE	08103029900
(NAME)	(NAME)	
2022 9TH AVENUE NORTH	BRENTWOOD, TN 37027	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(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, **MODERN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SELIM HAMMOUD, AS TENANTS IN COMMON**, 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:

Being the South 12 feet of Lot No. 13 and the North 38 feet of Lot No. 14, on the Map of Owen's Buena Vista Plan of Lots, as of record in Book 57, Pages 26 and 27, and described according to a copy of a survey thereof, made by Norris H. Hickerson, Surveyor, October 9, 1948, as follows:

Beginning at a stake in the East margin of 9th Avenue, North, 50 feet South of the South margin of Cass Street; thence Easterly 214.1 feet to a stake in the West margin of an alley, which is 50 feet South of the South margin of Cass Street; thence Southerly 50 feet to a stake; thence Westerly 211.2 feet to a stake in the East margin of 9th Avenue, North; thence with the margin of the same, Northerly 50 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Poplar Street Properties, LLC, a Tennessee limited liability company to Urban Core Homes II, LLC, as recorded on the 26th day of May, 2017 in Instrument No. 20170526-0052994; Quitclaim Deed from Urban Core Homes II, LLC, a Tennessee Limited Liability Company to Poplar Street Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125326 and part of Warranty Deed from Up Development, LLC, a Tennessee limited liability company to Urban Core Homes II, LLC, a Tennessee limited liability company, as recorded on the 18th day of November, 2014 in Instrument No. 20141118-0106436, corrected by Scrivener's Affidavit in Instrument No. 20141211-0113672, 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 2022 9TH AVENUE NORTH, 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 9th day of November, 2018.

URBAN CORE HOMES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: TROY STACKHOUSE
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of November, 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, A TENNESSEE LIMITED LIABILITY COMPANY, 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 9th day of November, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

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

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY