This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP PARCEL 081 15 0 634.00
SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Amos L. Howard, Yolanda Howard and
Kayce Howard
3946 Lakebrook Drive
Murfreesboro, TN 37130

Karen Y Johnson Davidson County
Batch# 164329 **DEEDWARR**
11/21/2018 10:14:54 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181121-0114526

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

The undersigned, **URBAN CORE HOMES II, LLC, a Tennessee Limited Liability Company,** has bargained and sold and does hereby transfer and convey unto **AMOS L. HOWARD and YOLANDA HOWARD, husband and wife, AND KAYCE HOWARD,** joint tenants with right of survivorship, their heirs and assigns forever, that certain parcel of real estate situated Davidson County, Tennessee, and being further described as follows, to-wit:

BEING **Lot No. 1** on the Plan of Re-Plat of Lots 67, 68 & a Portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Instrument No. 20160309-0022704, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Urban Core Homes II, LLC, a Tennessee Limited Liability Company, by QuitClaim Deed from Poplar Street Properties, LLC, a Tennessee Limited Liability Company dated March 23, 2016, and appearing of record in Instrument No. 20160328-0029042, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all matters as shown on subdivision plat of record in Instrument #201603090022704, Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1911 Formosa Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND Grantor does covenant with the said Grantees herein that it is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2018 property taxes are being prorated between the parties hereto, the Grantor assuming payment thereof.

AND, Grantor does further covenant and bind it's successors and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS this 16th day of November, 2018.

URBAN CORE HOMES II, LLC

BY: _____
Troy Stackhouse, Sole Member

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Troy Stackhouse**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Urban Core Homes II, LLC**, the bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing (Warranty Deed) instrument for the purposes therein contained by signing the name of the company by **Troy Stackhouse** as such Sole Member.

WITNESS MY HAND and official seal at office in Smyran, Tennessee, this the 16th day of November, 2018

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

_____
Notary Public

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 16th day of November, 2018.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

_____
Notary Public

My commission expires: 8/16/2020