THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520529**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2019. Notary Public My Commission Expires: 5/5/20

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 247627 DEEDWARR
06/24/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190624-0060776

WARRANTY DEED

Address New Owner: Urban Core Homes II, LLC PO Box 40740 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-13-0-296.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice S. Rodriguez, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Urban Core Homes II, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 50 feet or the West 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of Lawrence Avenue, 50 feet East from the Southwest corner of Lot no. 86; running thence Northerly 166 feet more or less to the Southerly margin of an alley; thence with the margin of said alley, Easterly 50 feet to a point; thence Southerly 167 feet more or less to the North margin of Lawrence Avenue; thence with the margin of the same, Westerly 50 feet to the beginning.

*

Being the same property conveyed to Janice S. Rodriguez by Quit Claim deed from Janice S. Rodriguez and husband, Ernest Rodriguez of record in Instrument No. 20140115-0004034 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 15, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property located at 920 Lawrence Avenue Nashville TN 37204

* Being the same property conveyed by Warranty Deed from James W. Bilyeu and wife, Wadean H. Bilyeu, to Janice S. Rodriguez and husband, Ernest Rodriguez, as recorded on the 19th day of March, 1999 in Deed Book 11391, Page 743, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

Janice S. Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice S. Rodriguez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
JULY 09, 2022

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AUV19-920

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

