Karen Johnson Davidson County
Batch# 323076 DEEDWARR
12/02/2019 12:56:57 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20191202-0123663

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/13/2021
(AFFIX SEAL)

TRACY E. SPINKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37919

File No.: NAS0049-19

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Stackhouse and Barbara Stackhouse and Urban Core II, LLC	Kevin Stackhouse and Barbara Stackhouse and Urban Core II, LLC	083-15-0-010.00
(NAME) 507B Heather Place	(NAME) 507B Heather Place	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLIE B SMITH (FKA CHARLIE R. SMITH)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN CORE II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, KEVIN STACKHOUSE AND BARBARA STACKHOUSE, AS TENNANTS IN COMMON**, 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 Lot No. 287 on the Plan of Section Three, Fortland Park of record in Plat Book 2900, Page 61, 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 the same property conveyed to Billy H. Smith and wife, Charlie R. Smith by Warranty deed from S. D. Harrison Co., Inc., a Tennessee Corporation of record in Book 3104, page 222, Register's Office for Davidson County, Tennessee, dated August 11, 1960 and recorded on August 12, 1960.

Billy H. Smith having died on June 10, 2015, leaving his interest in said property to Charlie B. Smith (FKA Charlie R. Smith) by teancy by the entirety.

This is
unimproved ☐
improved ☒ property, known as 205 Perlen Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (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 GRANTEES 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 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.

Witness our hands this 26th day of November, 2019.

Charlie B. Smith by Steven O. Smith, Attorney In Fact

Charlie B. Smith by Steven O. Smith, Attorney In Fact

State of Tennessee

County of Davidson

On this 26th day of November, 2019, before me personally appeared Steven O. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charlie B. Smith and acknowledged that such person executed the same as the free act and deed of Charlie B. Smith.

Notary Public
My Commission Expires 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23