BILL GARRETT, Davidson County
Trans:T20130012285 DEEDWARR
Recvd: 02/13/13 10:31 2 pgs
Fees:13.00 Taxes:1833.05
20130213-0014669

# Warranty Deed

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|---|---|
| ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $495,420.00.<br>Affiant<br>Subscribed and sworn to before me, this the 12th day of February, 2013.<br>Notary Public<br><br>My commission expires: _____ |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Alyssa Graham<br>Doug Graham | New Owner(s): | |
| 2500 Vaulx Lane | | 118-02-G-1.00 CO (2012) |
| Nashville, TN 37204 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DREAM BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALYSSA GRAHAM AND DOUG GRAHAM, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2500, on the Plan of Townhomes at 2500 Vaulx Avenue, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20110830-0066915, 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 a portion of the same property conveyed to Dream Build Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed from Dream Build Nashville, LLC, a Tennessee limited liability company of record at Instrument No. 20110830-0066914, Register's Office for Davidson County, Tennessee, dated August 16, 2011.

Being a portion of the same property previously conveyed to Dream Build Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from George W. Lester, Jr. and wife, Lillie J. Lester, recorded as Instrument No. 20110606-0043350, in the Register's Office for Davidson County, Tennessee, dated June 1, 2011.

Being a portion of the same property previously conveyed to George W. Lester, Jr. and wife, Lillie J. Lester by Warranty Deed from Joseph A. Johnson, unmarried, recorded in Book 4330, page 238, in the Register's Office for Davidson County, Tennessee, dated April 29, 1969.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2500 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of February, 2013.

**Dream Build Nashville, LLC, a Tennessee Limited Liability Company**

Richard S. Potts, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard S. Potts, 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 Authorized Member of Dream Build Nashville, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014