WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005888 DEEDWARR
Recvd: 01/23/15 15:59 2 pgs
Fees:13.00 Taxes:1295.00
20150123-0006964

File No.: AGL-15-927

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville DB2, LLC	NEW OWNER	105-13-343.00
(NAME)	(NAME)	
402 Boulder Creek Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **CORNERSTONE INVESTMENTS, INC.**, herein after called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **BUILD NASHVILLE DB2, LLC**, hereinafter called the Grantee, its successors and assigns, that 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. 31, MAP OF WALDKIRCH, A SUBDIVISION OF LOTS 8 AND 9 IN WLB LAWRENCE PLAN, as shown on plat of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cornerstone Investments, Inc. by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated December 17, 2014, recorded December 30, 2014 in Instrument No. 20141230-0118890, 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 927 Bradford Avenue, Nashville, TN 37204
(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 GRANTEE, its successors and assigns forever; and do covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 23rd day of January, 2015.

Cornerstone Investments, Inc.

BY: _____ Authorized Agent

Adam Lafevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of January, 2015, before me personally appeared Adam Lafevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of January, 2015.

Sansi Parkhurst
Notary Public
My Commission Expires: 8/23/16

Sansi Parkhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171