WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008176 DEEDWARR
Recvd: 02/02/15 15:22 2 pgs
Fees:13.00 Taxes:1184.00
20150202-0009699

File No.: ALW-15-814

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2015.

Notary Public

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

WANDA VAUGHN Notary Public State of Tennessee 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	118-2-3-A-1.00CO
(NAME)	(NAME)	
402 Boulder Creek Court		118-2-3-A-2.00CO
(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, I/WE, **ECHO FIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DB2, LLC**, hereinafter called the Grantee(s), their heirs 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 Units A and B, 814 HORNER AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140908-0082224, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Echo Five, LLC a Tennessee limited liability company by Warranty Deed from Charles M. Brown and wife, Cora Dale H. Brown, dated July 31, 2014, recorded August 1, 2014 in Instrument No. 20140801-0068710, in the Register's Office for 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 814 A and B Horner Avenue, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of January, 2015.

Echo Five, LLC, a Tennessee limited liability company

Monte Poe, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2015, before me personally appeared Monte Poe, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of Echo Five, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of January, 2015.

Notary Public
My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:

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