WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022334 DEEDWARR
Recvd: 03/26/15 16:08 2 pgs
Fees:13.00 Taxes:610.50
20150326-0026338

File No.: ALW-15-123

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/14

(AFFIX SEAL)

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	105-7-204.00
(NAME) 123 Rains Avenue	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS)	
(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, ALPHA ONE, LLC, 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:

Being part of Lot No. 2 on the Map of the Sub-division of the Mary E. Hamilton Estate, of record in Book 1, Page 97, Office of County Court Clerk for said County, and being Lot No. 1 on the Map of an unrecorded sub-division of said Lot No. 2 and described as follows:

Beginning at the Northwest corner of Rains Avenue and Hamilton Ave., and running thence Northerly with the Westerly margin of Rains Ave. 50 feet; thence Westwardly and parallel with Hamilton Avenue 150 feet; thence Southwardly and parallel with Rains Avenue to the Northerly margin of Hamilton Avenue; thence with the Northerly, margin of said Avenue, Eastwardly 150 feet to the beginning.

Being part of the same property conveyed by Quitclaim Deed from M. Lee Barrett, Jr. and William R. Spano, dba S. & B. Enterprises to M. Lee Barrett, Jr. as recorded on the 2nd day of May, 1996 in Deed Book 10036, Page 507 and part of Installment Deed from Robert L. Canady and wife, Marjorie G. Canady to M. Lee Barrett, Jr. and William R. Spano, d/b/a B. & S. Enterprises as recorded on the 30th day of April, 1985 in Deed Book 6544, Page 228, 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 123 Rains Avenue, Nashville, TN

(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 18th day of March, 2015.

Alpha One, LLC
a Tennessee limited liability company

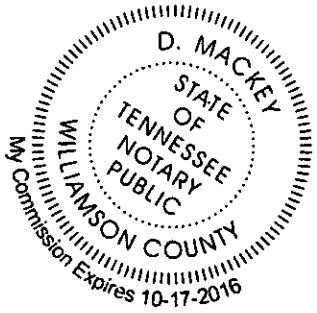
BY: _____
Monte Poe, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of March, 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/herself to be the Authorized Agent of Alpha One, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of March, 2015.

_____
Notary Public
My Commission Expires:



RETURN TO:

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