WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063154 DEEDWARR
Recvd: 07/31/15 12:26 2 pgs
Fees:13.00 Taxes:336.70
20150731-0075767

File No.: ALW-15-75

STATE OF TENNESSEE
COUNTY OF Davidson

SANDRA L. ARD, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, My Commission Expires 05-06-2019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY 2015.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(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	Same	119-06-178.00
(NAME) 402 Boulder Creek	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(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, **ANGELA RENEE MCKNIGHT**, 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 Lot 28, STERLING HEIGHTS, SECTION TWO, as shown on plat of record in Plat Book 1424, Page 104, 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 Angela Renee McKnight, unmarried by Warranty Deed from Leah Mirghavami, a single person, recorded on the 4th day of April, 2002 in Instrument No. 20020404-0041046, 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 75 Jay Street, Nashville, TN 37210
(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.

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 24th day of July, 2015.

Angela Renee McKnight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Renee McKnight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2015.

Notary Public
My Commission Expires:

(SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210
(615)515-7171