WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150083554 DEEDWARR
Recvd: 10/01/15 10:36 2 pgs
Fees: 13.00 Taxes: 2145.63
20151001-0099782

BOX 10-A

File No.: ALW-15-927A-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Caitlin Guinn	SAME	
(NAME)	(NAME)	
1165 Dunbar Cave Road		105-13-4-B 1.00 CO
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(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, **BUILD NASHVILLE DB2, 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, **LAURA CAITLIN GUINN,** Unmarried, 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 Unit 927A, BRADFORD AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150220-0014892, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cornerstone Investments, Inc. to Build Nashville DB2, LLC as recorded on the 23rd day of January, 2015 in Instrument No. 20150123-0006964; part of Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee to Cornerstone Investments, Inc. as recorded on the 30th day of December, 2014 in Instrument No. 20141230-0118890 and part of Quitclaim Deed from Seth Jennings to Henry C. Wade and wife, Floretta Wade as recorded on the 27th day of September, 2007 in Instrument No. 20070927-0115329, 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 927A 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 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 September, 2015.

BUILD NASHVILLE DB2, LLC, a Tennessee limited liability company

By: Cypress Creek Homes, Inc., a Tennessee for-profit Corporation

President

Shaun Burroughs, President

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 2015, before me personally appeared Shaun Burroughs, President of Cypress Creek Homes, Inc., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Cypress Creek Homes, Inc., to be a Member of Build Nashville DB2, LLC, the within named bargainor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained.

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

Sanya L. Arbogast

Notary Public
My Commission Expires: 5/6/19

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

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171