WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084754 DEEDWARR
Recvd: 10/05/15 15:32 2 pgs
Fees:13.00 Taxes:1110.00
20151005-0101345

B-BR-15-5305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Build Nashville, LLC	SAME AS NEW OWNER	
(NAME) **5305 Nevada Ave.**	(NAME)	**09115008000**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LISA J. PURSELL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BUILD NASHVILLE, 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 part of Block No. 14 and that part of the right-of-way of the N.C. & St. L Railroad (now abandoned) lying between the southerly margin of Nevada, formerly Third Avenue and the northerly line of Block No. 21 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Nevada, formerly Third Avenue, at the northwest corner of the property conveyed to Julius Parman, et al, by deed from the Tennessee Property Company of record in Book 602, Page 165, in said Register's Office; thence with the Parman's westerly line, southwardly 320.0 feet to the northerly line of Block No. 21; thence with said line westwardly 60.0 feet to the southeast corner of the property conveyed to Leslie J. Williams and wife by deed from K.A. Berry and wife of record in Book 1132, Page 341, in said Register's Office; thence Williams' easterly line northwardly 320.0 feet to the southerly margin of Nevada Avenue; thence with the same eastwardly 50.0 feet to the beginning.

Being the same property conveyed to Lisa T. Purcell, an unmarried person by Warranty deed from Lauren D. Ellis, an unmarried person of record in Instrument No. 20060406-0039777 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 6, 2006. Said deed of record in Instrument No. 20060406-0039777 contained an error in that the name of the Grantor was misspelled. The Grantor's name should read Lisa J. Pursell. Lisa J. Pursell, having since married. Her spouse, Douglas Sako, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5305 Nevada Ave. , Nashville, Tennessee 37209**.

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(S), 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 the 24th DAY OF SEPTEMBER, 2015.

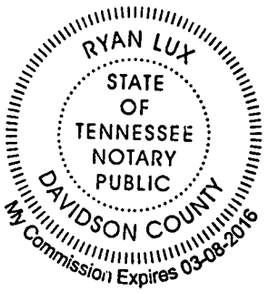
Lisa J. Pursell

Douglas Sako by Lisa J. Pursell,
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA J. PURSELL, 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 executed the within instrument for the purposes therein contained.

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



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA J. PURSELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOUGLAS SAKO, and who acknowledged he/she/they executed the same as the free act and deed of the said DOUGLAS SAKO.

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



Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212