WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150086475 DEEDWARR
Recvd: 10/09/15 15:34 2 pgs
Fees: 13.00 Taxes: 980.13
20151009-0103379

File No.: ALW-15-75SALE

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Meredith Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2015.

Anne
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Alsup and Jacob Kleinschmidt	LEGACY HOME LOANS LLC	119-06-178.00
(NAME)	(NAME)	
75 JAY STREET	4035 HILLSBORO RD. #L01	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210	NASHVILLE, TN 37215	
(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**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **REBECCA ALSUP, AN UNMARRIED WOMAN, AND JACOB KLEINSCHMIDT, AN UNMARRIED MAN**, 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 BUILD NASHVILLE DB2, LLC, by Warranty Deed from ANGELA RENEE MCKNIGHT, dated July 24, 2015, and of record in Instrument Number 20150731-0075767, 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 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.

Witness my/our hand(s) this 6th day of October, 2015.

BUILD NASHVILLE DB2, LLC

BY: JAMIE DENISE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

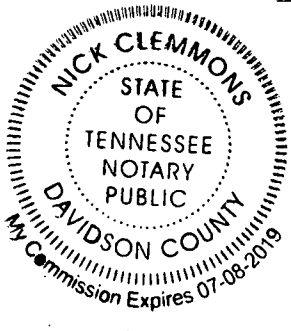
On this the 6th day of October, 2015, before me personally appeared Jamie Denise Duncan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Build Nashville DBH, LLC, the within named bargainor, a limited liability company, and that he/she as such Jamie Denise Duncan executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2015.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

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