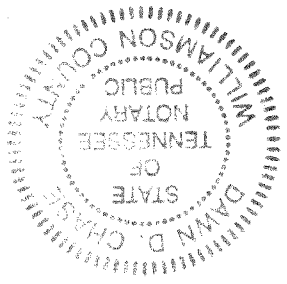
Davidson County	DEEDWARR
Recvd: 10/28/15 09:49	3 pgs
Fees:18.00 Taxes:1443.00	
20151028-0109560	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Build Nashville DB2, LLC	Build Nashville DB2, LLC	145 07 0 037.00
(NAME)	(NAME)	
5175 Granny White Pike	2712 Larmon Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James W. Hmielewski, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Build Nashville DB2, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey by James L. Murphy, Jr. and Company, of record in Book 4175, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the westerly right of way of Granny White (as widened) also being the northeast corner of the D.S. Carter property as recorded in Book 1088, Page 78, and the southeast corner of the herein described tract; thence running with said D.S. Carter's northerly line North 72 deg. 50' west 386.89 feet to a point, thence north 17 deg. 53' 41" East 154.73 feet to the center line of a center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows; South 88 deg. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence south 69 deg. 04' 34" East 19.66 feet to the intersection of said common use drive and western right of way of Granny White Pike (as widened); thence running along said western right of way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the point of beginning, containing 1.61 acres, more or less.

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Being the same property conveyed to James W. Hmielewski, unmarried by Warranty Deed from Robert F. Kincaid, unmarried, dated March 12, 2001 and recorded March 14, 2001 as Instrument Number 20010314-0024458, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5175 Granny White Pike, Nashville, TN 37220

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 23rd day of October, 2015.

James W. Hmielewski
By: Tammy Hill, Attorney in Fact

James W. Hmielewski
By: Tammy Hill, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

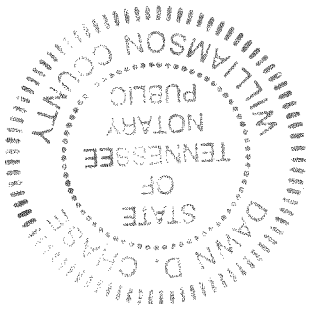
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tammy Hill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James W. Hmielewski, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20151028-0109559, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of James W. Hmielewski, under said Power of Attorney.

Witness my hand and official seal, this the 23rd of October, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-154660

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith