WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094687 DEEDWARR
Recvd: 11/06/15 08:50 2 pgs
Fees:13.00 Taxes:2145.63
20151106-0113134

File No.: ALW-927-UNITB-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELWORTH

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
Melinda Bartel	Same as New Owner	105134B00200CO
(NAME)	(NAME)	
927 B Bradford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, MELINDA **BARTEL, UNMARRIED WOMAN,** 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 927B, BRADFORD AVENUE HOMES, as shown on Declaration of Covenants, Conditions and Restrictions, recorded at Instrument No. 20150220-0014892, amended at Instrument No. 20150928-0098257, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to BUILD NASHVILLE DB2, LLC, by Warranty Deed from Cornerstone Investments, Inc., as recorded on January 23, 2015, in Instrument Number 20150123-0006964, 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 927-B 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 4th day of November, 2015.

BUILD NASHVILLE DB2, LLC

BY: JAMIE DENISE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of November, 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 herself to be the Member of Build Nashville DB2, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of November, 2015.

Notary Public

My Commission Expires:
5/6/19

(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