WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100117 DEEDWARR
Recvd: 11/24/15 15:12 2 pgs
Fees:13.00 Taxes:1110.00
20151124-0119347

File No.: ALW-15-5305-SALE

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 17TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TANYA L. ARBOGAST NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Comm. Exp. 05-05-2019

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
Christopher M. Roach and Tara L. Roach	NEW OWNER ~~PINNACLE BANK~~	91-15-80.00
(NAME)	(NAME)	
5305 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTOPHER M. ROACH AND TARA L. ROACH**, 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, 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, said Register's Office; thence with 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 by Warranty Deed from Lisa J. Pursell, married to Build Nashville, LLC as recorded on the 5th day of October, 2015 in Instrument No. 20151005-0101345, 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 5305 Nevada Avenue, Nashville, TN 37209
(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 17th day of November, 2015.

BUILD NASHVILLE, LLC

ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of November, 2015, before me personally appeared ADAM G.LAFEVOR, 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, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of November, 2015.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

RETURN TO:

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