WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109625 DEEDWARR
Recvd: 12/29/15 13:59 2 pgs
Fees:13.00 Taxes:1698.30
20151229-0130628

File No.: ALW-15-125-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2015.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

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
Chad Smolinski	Fifth Third Mortgage	~~105-7-204.00 (Parent Parc~~
(NAME)	(NAME)	
125 Rains Avenue	5050 Kingsley Drive	105070Y-00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Cincinnati, OH 45227	
(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, **CHAD SMOLINSKI**, 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 A, WEHO COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150529-0049931, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

.Being part of the same property conveyed by Warranty Deed from Alpha One, LLC to Build Nashville DB2, LLC, as recorded on the 26th day of March, 2015 in Instrument No. 20150326-0026338; part of Warranty Deed from M. Lee Barrett, Jr. to Alpha One LLC, a Tennessee limited liability company, as recorded on the 20th day of March, 2015 in Instrument No. 20150320-0024339; part of Quitclaim Deed from M. Lee Barrett, Jr., and William R. Spano dba S. & B. Enterprises to M. Lee Barrett Jr., as recorded on the 2nd day of May, 1996 in Deed Book 10036, Page 507 and part of Deed of Correction from M. Lee Barrett, Jr. and William R. Spano dba S. & B. Enterprises to M. Lee Barrett, Jr., as recorded on the 11th day of March, 2015 in Instrument No. 20150311-0020809, 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 125 Rains Avenue, Nashville, TN 37203
(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 22nd day of December, 2015.

Build Nashville DB2, LLC

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of December, 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 DB2, 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 22nd day of December, 2015.

Notary Public
My Commission Expires:

SANYA L. ARBOGAST
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