WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/16 15:04 3 pgs
Fees:18.00 Taxes:2241.46
20160114-0004127

File No.: ALW-15-814-UNITA-SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,800.00

Chasidy Dionne Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
CHASIDY SINGLETON	Same	118-2-3-A-1.00 CO
(NAME)	(NAME)	
814-A HORNER 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, **Chasidy Dionne Singleton, unmarried**, 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, 814 HORNER AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140908-0082224, amended and restated in Instrument No. 20150318-0023452, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Echo Five, LCC, a Tennessee Limited Liability Company to Build Nashville DB2, LLC as recorded on the 2nd day of February, 2015 in Instrument No. 20150202-0009699 and part of Warranty Deed from Charles M. Brown and wife, Cora Dale H. Brown to Echo Five, LLC a Tennessee limited liability company as recorded on the 1st day of August, 2014 in Instrument No. 20140801-0068710, 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 814-A HORNER 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.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

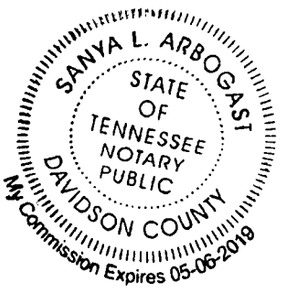
My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my/our hand(s) this 13th day of January, 2016.

BUILD NASHVILLE DB2, LLC

Adam G. LaFevor,
Authorized Agent



STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 13th day of January, 2016, 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 13th day of January, 2016.

Notary Public
My Commission Expires: 5/6/19

RETURN TO:

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