WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160027673 DEEDWARR
Recvd: 04/05/16 14:33 2 pgs
Fees: 13.00 Taxes: 1900.23
20160405-0032654

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

File No.: ALW-15-504-SALE

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
Joshua Baxter	F&M BANK	105-7-4-D-1.00 CO
(NAME)	(NAME)	
504 Hamilton Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville, TN 37040	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSHUA BAXTER**, 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, HOMES AT 506 AND 504 HAMILTON, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151022-0107772, 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 Quitclaim Deed from Briggs Bros, LLC, a Tennessee limited liability company to Build Nashville DB2, LLC, a Tennessee limited liability company as recorded on the 17th day of November, 2015 in Instrument No. 20151117-0116724; part of Warranty Deed from Charlie Three, LLC, a Tennessee limited liability company to Briggs Bros, LLC, a Tennessee limited liability company as recorded on the 24th day of April, 2015 in Instrument No. 20150424-0036952; part of Warranty Deed from Martin Ovalle and Mary E. Ovalle to Charlie Three, LLC as recorded on the 24th day of April, 2015 in Instrument No. 20150424-0036951 and Special Warranty Deed from First Union National Bank of Delaware to Martin Ovalle and Mary E. Ovalle as recorded on the 24th day of May, 2002 in Instrument No. 20020524-0063619, 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 504 Hamilton 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 1st day of April, 2016.

Build Nashville DB2, LLC, a Tennessee limited liability company

authorized agent

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of April, 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, a Tennessee limited liability company, 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 1st day of April, 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