WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/16 08:36 3 pgs
Fees:18.00 Taxes:1657.88
20160414-0035586

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,076.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 01/5/19

(AFFIX SEAL)

File No.: ALW-16-123-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
Mark McLeod and Nicole McLeod	~~F&M BANK~~	105-7-4-A-2.00 CO
(NAME)	(NAME)	
123 Rains Avenue	New owner	
(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, **MARK MCLEOD AND NICOLE MCLEOD**, 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 B, THE HOMES AT 121 AND 123 RAINS AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150707-0065700, 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. 20150326-0026337; 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 and 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, as corrected at 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 123 Rains Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

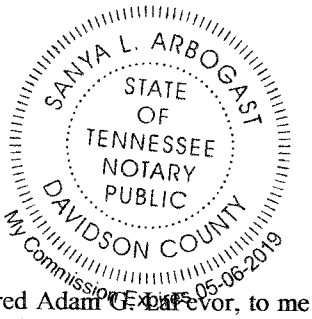
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good 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 7th day of April, 2016.

BUILD NASHVILLE DB2, LLC

ADAM G. LAFEVOR, AUTHORIZED AGENT



STATE OF Tennessee
COUNTY OF Davidson

On this the 7th 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, 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 7th 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

TRUE COPY CERTIFICATION

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

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017