Davidson County DEEDWARR
Recvd: 06/03/16 12:08 2 pgs
Fees:13.00 Taxes:1738.63
20160603-0056217

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File No.: ALW-16-121-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

162700

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christien Alexandre Kluwe and Dianne Lou	Farmington Mtg	105074A00100CO
(NAME) 121 RAINS AVENUE	(NAME) 2002 Richard Jones Rd Ste 300	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37215	
(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, **CHRISTIEN ALEXANDRE KLUWE, A SINGLE MAN, AND DIANNE LOU, A SINGLE WOMAN**, 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, 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; 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, corrected in Instrument No. 20150311-0020809 and part of Installment Deed from Robert L. Canady and wife Marjorie G. Canady to M. Lee Barrett, Jr. and William R. Spano, d/b/a B. & S. Enterprises, as recorded on the 30th day of April, 1985 in Deed Book 6544, Page 228, 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 121 (House Number) RAINS AVENUE, (Street) Nashville, TN (City or Town) 37203 (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 31st day of May, 2016.

Build Nashville DB2, LLC

BY: Adam G. LaFevor, Esq.
ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2016, before me personally appeared Adam G. LaFevor, Esq., 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 31st day of May, 2016.

Notary Public

My Commission Expires:

7-8-2019

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

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

True Copy Certification

I Anita L Leach, 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 correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018