Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File No.: ALW-16-5175-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 |
|---|---|---|
| Brian J. Bergfeld and Megan R. Bergfeld | new owner | 14507003700 |
| (NAME) | (NAME) | |
| 5175 GRANNY WHITE PIKE | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160055451 DEEDWARR
Recvd: 06/29/16 11:51 2 pgs
Fees:13.00 Taxes:2441.63
20160629-0066370

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, **BRIAN J. BERGFELD AND MEGAN R. BERGFELD, HUSBAND AND WIFE**, 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 Lot No. 2 on the subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey by James L. Murphy, Jr. and Company, of record in Book 4175, Page 51 as revised in Book 4175, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the Westerly right of way of Granny White (as widened) also being the Northeast corner of the D.S. Carter property as recorded in Book 1088, Page 78, and the Southeast corner of the herein described tract; thence running with said D.S. Carter's Northerly line North 72 deg. 50' West 386.89 feet to a point, thence North 17 deg. 53' 41" East 154.73 feet to the center line of a center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows; South 88 deg. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence South 69 deg. 04' 34" East 19.66 feet to the intersection of said common use drive and Western right of way of Granny White Pike (as widened); thence running along said Western right of way of Granny White Pike in a Southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the point of beginning, containing 1.61 acres, more or less.

Being the same property conveyed by Warranty Deed from James W. Hmielewski, unmarried to Build Nashville DB2, LLC, as recorded on the 28th day of October, 2015 in Instrument No. 20151028-0109560 and Warranty Deed from Robert F. Kincaid, unmarried to James W. Hmielewski, unmarried, as recorded on the 14th day of March, 2001 in Instrument No. 20010314-0024458, 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 5175 GRANNY WHITE PIKE, Nashville, TN 37220

(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 27th day of June, 2016.

Build Nashville DB2, LLC

authorized agent

BY: Adam G. LaFevor
ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of June, 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 27th day of June, 2016.

Nick Clemmons
Notary Public

My Commission Expires: 7-08-2019

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**