BILL GARRETT, Davidson County
Trans:T20160113281 DEEDWARR
Recvd: 12/27/16 08:54 2 pgs
Fees:13.00 Taxes:1641.32.
20161227-0135128

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: AGL-16-5204-UNITA-SA

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

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
Kimberly Burks	Legacy Home Loans, LLC	09107044600
(NAME)	(NAME)	
5204 A Kentucky Avenue	8119 Isabella Lane, Ste. 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, **KIM BURKS, AN UNMARRIED 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 Lot No 1109 on the plan of West Nashville, No. 1, Block 172, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed by Quitclaim Deed for Separation of Tax Parcels from Build Nashville DB2, LLC to Build Nashville DB2, LLC as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073772; being a portion of Warranty Deed from Cornerstone Rentals, LLC to Build Nashville Db2, LLC as recorded on the 2nd day of May, 2016 in Instrument No. 20160502-0042998 and being a portion of Quitclaim Deed from Cornerstone Home Properties, LLC to Cornerstone Rentals, LLC as recorded on the 28th day of August, 2007 in Instrument No. 20070828-0103128, 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 5204 A (House Number) Kentucky Avenue, (Street) Nashville, TN (City or Town) 37209 (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 22nd day of December, 2016.

BUILD NASHVILLE DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 22 day of December, 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 himselff to be the Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of December, 2016.

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