# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170000293 DEEDWARR
Recvd: 01/03/17 12:54 2 pgs
Fees: 13.00 Taxes: 1652.42

20170103-0000333

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

File No.: ALW-16-5202-UNITA-RE

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 |
|---|---|---|
| Kenneth Shorette | New Owner | 091.07 194.00 (Parent Par |
| (NAME) | (NAME) | |
| 5202-A Kentucky Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, **KENNETH SHORETTE, AN UNMARRIED MAN**, 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 1105, WEST NASHVILLE, BLOCK 172, SECTION ONE, as shown on plat of record in Plat Book 57, Page 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part 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; part 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 part 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 5202-A Kentucky Avenue, Nashville, TN 37209.
(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 29th day of December, 2016.

Build Nashville DB2, LLC

Adam G. LaFevor
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of December, 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 29th day of December, 2016.

Notary Public
My Commission Expires: 5/6/19

SANDY L. ARROGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

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

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206