WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170002948 DEEDWARR
Recvd: 01/11/17 15:02 2 pgs
Fees: 13.00 Taxes: 795.50
20170111-0003354

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

File No.: ALW-16-5305

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(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
Build Nashville DB2, LLC	NEW OWNER	09111018800
(NAME)	(NAME)	
1310 CAMELOT BAY		
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122		
(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, **AUDREY F. SUTTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DB2, LLC**, 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 Lots 1210 and 1212, BLOCK 188 ON THE MAP SHOWING EXTENSION OF PLAN NO. 1 WEST NASHVILLE TO THE MORROW ROAD, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Earl C. Sutton and wife, Audrey F. Sutton by Installment Deed from Jack J. Cohen & wife, Bessie D. Cohen, B. B. Doubleday, Jr., and Leon Gilbert, recorded on the 31st day of March, 1978 in Deed Book 5268, Page 80, in the Register's Office of Davidson County, Tennessee.

EARL C. SUTTON HAVING DIED ON 11/30/1996, PROBATE CASE NO. 97P254, DAVIDSON COUNTY CIRCUIT COURT.

DURABLE POWER OF ATTORNEY FROM AUDREY F. SUTTON TO DEBRA SUTTON KELLEY RECORDED IN INSTRUMENT NUMBER 20131216-0126759, IN THE REGISTER'S OFFICE FOR 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 5305 Indiana 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 30th day of December, 2016.

Audrey F. Sutton by Debra Sutton Kelley, AIF

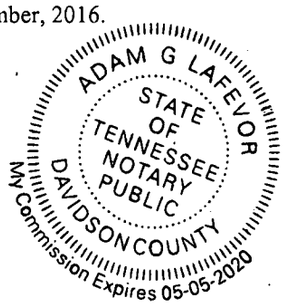
Audrey F. Sutton by Debra Sutton Kelley, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2016, before me personally appeared Debra Sutton Kelley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Audrey F. Sutton and who acknowledged he/she/they executed the same as the free act and deed of the said Audrey F. Sutton.

Witness my hand and official seal, this the 30th day of December, 2016.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

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