| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/15/17 14:05 | 3 pgs |
| Fees:18.00 Taxes:1905.13 | |
| **20170315-0025458** | |

# WARRANTY DEED




File No.: ALW-17-531-B-RESALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-3-2017

(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 |
|---|---|---|
| Michael Ray Roach and Carli Rayne Manchaca | Regions Bank d/b/a Regions Mortgage | 105073D00200CO |
| (NAME) 531-B Moore Ave | (NAME) 2050 Parkway Office Circle RCN-6 | |
| (ADDRESS) Nashville, TN 27203 | (ADDRESS) Birmingham, AL 35244 | |
| (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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL RAY ROACH, AN UNMARRIED MAN AND CARLI RAYNE MANCHACA, 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 Unit B, HOMES AT MOORE AVENUE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160527-0053829, 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 from Build Nashville, LLC to Build Nashville DB2, LLC, as recorded on the 7th day of March, 2016 in Instrument No. 20160307-0021314; part of Warranty Deed from Alice Carpenter to Build Nashville, LLC, a Tennessee limited liability company, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125261 and part of Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association to Alice Carpenter, as recorded on the 17th day of June, 2010 in Instrument No. 20100617-0047137, 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 531 B Moore Avenue, Nashville, TN 37203

(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 13th day of March, 2017.

**BUILD NASHVILLE DB2, LLC**

_____, attorney agent
BY: Adam G. LaFevor, Esq.
ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of March, 2017, 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 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 13th day of March, 2017.

Nick Clemmons
Notary Public
My Commission Expires: 7-05-2019

NICK CLEMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-05-2019

**RETURN TO:**

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

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017