29557-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031148 DEEDWARR
Recvd: 04/13/17 09:44 2 pgs
Fees:13.00 Taxes:1627.63
20170413-0036084

File No.: ALW-17-5202B-RESALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jordan M. Lipson	Farmington Mortgage, a div of CapStar Bank	09107044500
(NAME)	(NAME)	
5202 B Kentucky Avenue	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, **JORDAN M. LIPSON, 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 No. 1107 of Block 172 on the West Nashville Plan, Section 1, 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 part of the same property conveyed by Quitclaim Deed for Seperation 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; 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; part of Quitclaim Deed from Cornerstone Rentals, LLC to Cornerstone Home Properties, LLC as recorded on the 14th day of August, 2006 in Instrument No. 20060814-0099859; part of Quitclaim Deed from Lane Wallace to Cornerstone Rentals, LLC as recorded on the 18th day of December, 2003 in Instrument No. 20031218-0180419; part of Quitclaim Deed from Cornerstone Home Properties, LLC, a Tennessee Limited Liability Company to Lane Wallace, a married person as recorded on the 17th day of April, 2003 in Instrument No. 20030417-0051463 and part of Warranty Deed from Wilson Enterprises, Inc. to Cornerstone Home Properties, LLC as recorded on the 12th day of February, 2003 in Instrument No. 20030212-0019359, 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 B 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 11th day of April, 2017.

BUILD NASHVILLE DB2, LLC

ADAM G. LAFEVOR
AUTHORIZED AGENT

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of April, 2017, 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 11th day of April, 2017.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST 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