WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032980 DEEDWARR
Recvd: 04/19/17 12:53 2 pgs
Fees:13.00 Taxes:2967.40
20170419-0038353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $802,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville DBH, LLC	New Owner	
(NAME)	(NAME)	118-9-92 (IMPROVED)
1310 Camelot Bay		118-9-93 (UNIMPROVED)
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN LAMAR AND REBECCA LAMAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE DBH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I - 118-9-92 (Improved Property)

Being Lots Nos. 14 & 15 & the easterly 1/2 of lot 13 on the Map of the Subdivision of the Draughon Tract as of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee. Said Lots Nos. 14 and 15 and the easterly 1/2 of Lot No. 13 fronts together 75 feet on the Southerly side of Draughon Avenue and runs back 174.9 feet on the East line of Lot 15 and extends back 173.1 feet, more or less through the center of Lot No. 13 to a dead line and measures 75 feet thereon. This description is identical to that used in the prior deed of conveyance.

Being the same property conveyed to John and Rebecca Lamar, as tenants by the entireties by deed from Corynne Lively Wade, dated January 15, 1996, of record in Book 9922, Page 464, Register's Office for Davidson County, Tennessee.

TRACT II - 118-9-93 (Unimproved Property)

Beginning on the southerly margin of Draughon Avenue 627 feet eastwardly from the easterly margin of Granny White Pike; thence with the southerly margin of said avenue eastwardly 50 feet to a point 25 feet westerly from the northwest corner of Lot No. 2; thence southwardly and parallel with the westerly line of Lot No. 2, 176.2 feet to the northerly line of Lot No. 20; thence with said line westwardly 50 feet to the northwest corner of Lot No. 20; thence northwardly 175 feet to the beginning. This description is identical to that used in the prior deed of conveyance.

Being the same property conveyed to John and Rebecca Lamar, as tenants by the entireties by deed from Corynne Lively Wade, dated January 15, 1996, of record in Book 9922, Page 470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; and All matters appearing on the plan of record in Book 974, Page 39, said Register's Office and all easements and restrictions of record.

unimproved
This is improved x property, known as 1103 Draughon Avenue (and vacant lot), Nashville, TN 37204
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 13 day of April, 2017

JOHN LAMAR

REBECCA LAMAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Lamar and Rebecca Lamar, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of April, 2017.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

Notary Public