BILL GARRETT, Davidson County
Trans:T20170032990 DEEDWARR
Recvd: 04/19/17 13:01 4 pgs
Fees:23.00 Taxes:1476.30
20170419-0038357

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

File No. 5900

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

ADEX Corporation by

Affiant

Subscribed and sworn to before me as of the 13th day of April, 2017.

Notary Public

My Commission Expires: 3-6-18

JANET (E) GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Build Nashville DBH, LLC 1310 Camelot Bay Mt. Juliet, TN 37122	SAME NEW OWNER	117-03-0-072.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ADEX Corporation, a Tennessee corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Build Nashville LLC,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillsboro Circle, a ReSubdivision of Campbell's Sharondale Plan of record in Plat Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ADEX Corporation, a Tennessee Corporation by Warranty deed from Wavil Joe Holmes, unmarried of record in Instrument No. 20160107-0001429 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 07, 2016.

Being also known as: 2730 Sharondale Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

AS SHOWN ON THE ATTACHED EXIBIT A, EXCEPTIONS

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds itself, its successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 13 day of April, 2017.

ADEX Corporation, a Tennessee corporation

BY: _____

TITLE: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Michael B. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of **ADEX CORPORATION**, a Tennessee corporation, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal this 13th day of April, 2017.

Janet E. Gers
Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

EXHIBIT A
EXCEPTIONS

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 15, Register's Office for Davidson County, Tennessee.

The taxes for 2017 have been prorated at closing and are assumed by Grantee.