WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037221 DEEDWARR
Recvd: 05/03/17 10:01 2 pgs
Fees:13.00 Taxes:1147.00
20170503-0043422

File No.: ALW-17-42936

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 05/02/19

(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
Charlotte Heights Development, [redacted] GP	NEW OWNER	09209023200
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **CHARLOTTE HEIGHTS DEVELOPMENT, [redacted] GP**, 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 70, MAP OF SUBDIVISION OF W.R. WILSON TRACT - WEST NASHVILLE, TENN., as shown on plat of record in Plat Book 332, Page 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FURTHER BEING DESCRIBED AS:
BEING UNITS A & B, OF THE HOMES OF 429 36TH AVENUE NORTH, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 429 36TH AVE NORTH, RECORDED 04/26/2017, IN INSTRUMENT NUMBER 20170426-0040966, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed by Warranty Deed from Crystal Love, unmarried to Build Nashville DB2, LLC, as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073771; Warranty Deed from FP Investments, G.P., a Tennessee General Partnership to Crystal Love, as recorded on the 23rd day of February, 2016 in Instrument No. 20160223-0016992 and Warranty Deed from New Level Community Development Corporation to FP Investments, GP, as recorded on the 1st day of April, 2015 in Instrument No. 20150401-0028411, 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 429 36th Avenue North, 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 1st day of May, 2017.

Build Nashville DB2, LLC

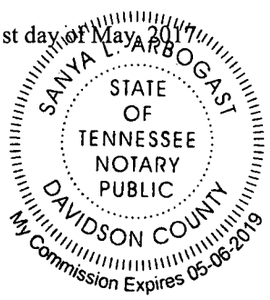
BY: JAMIE DUNACN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2017, before me personally appeared JAMIE DUNCAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of Build Nashville DB2, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of May, 2017.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

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