WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038503 DEEDWARR
Recvd: 05/05/17 14:33 2 pgs
Fees:13.00 Taxes:2034.63
20170505-0044957

File No.: ALW-17-1711

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/16/19 (AFFIX SEAL)

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

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
Build Nashville DB2, LLC	NEW OWNER	13107006900
(NAME)	(NAME)	
1310 Camelot Bay		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **CAMERON COTTINGHAM AND LAURA COTTINGHAM, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DB2, LLC**, 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. 1, on the Plan of the Resubdivision of Parcel No. 69, Tupili Reddi of record in Book 6250, Page 650 (formerly parts of Lot Nos. 52 and 53 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameron Cottingham and wife, Laura Cottingham by Warranty Deed from Mark C. Velligan and wife, Mary Margaret Velligan, Trustees of The Velligan Family Trust under Agreement dated March 21, 2005, recorded on the 23rd day of August, 2010 in Instrument No. 20100823-0066397, 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 1711 Castleman Drive, Nashville, TN 37215
(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 4th day of May, 2017.

Cameron Cottingham

Laura Cottingham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Cottingham and Laura Cottingham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2017.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

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