Davidson County DEEDWARR
Recvd: 05/16/17 09:46 3 pgs
Fees:18.00 Taxes:3774.00
20170516-0048343

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: ALW-17-122-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/29/19
(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
Guru Shah and Neha Patel Shah	SWBC Mortgage Corp.	129120L00200CO
(NAME)	(NAME)	
122 Cheekwood Terrace	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio TX 78216	
(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 DBH, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GURU SHAH AND NEHA PATEL SHAH, HUSBAND AND WIFE**, 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 Unit 122, CHEEKWOOD TERRACE COMMONS, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160330-0030029, amended in Instrument No. 20160511-0046744, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Build Nashville DB2, LLC to Build Nashville DBH, LLC, as recorded on the 30th day of March, 2016 in Instrument No. 20160330-0030028; part of Warranty Deed from Frances G. Kaminitz, unmarried to Build Nashville DB2, LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of June, 2015 in Instrument No. 20150630-0063302 and part of Warranty Deed from Alfred Edward Abbey and wife, Sara Parkes Abbey to Frances G. Kaminitz, as recorded on the 13th day of November, 1968 in Deed Book 4286, Page 46, 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 122 Cheekwood Terrace, Nashville, TN 37205
(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 15th day of May, 2017.

Build Nashville DBH, LLC

BY: JAMIE DENISE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2017, before me personally appeared JAMIE DENISE 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 DBH, 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 15th day of May, 2017.

Notary Public
My Commission Expires: 5/6/19

SANYA 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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

