BILL GARRETT, Davidson County
Trans: T20170057534 DEEDWARR
Recvd: 07/06/17 10:15 2 pgs
Fees: 13.00 Taxes: 3571.50

20170706-0067797

WARRANTY DEED

Katelyn Taylor Notary Public State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $663,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/17/19

File No.: ALW-17-120

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
ANDRE V. GACCETTA and JILL GACCETTA	FirstBank	12912012600 (Parent Parce
(NAME) 120 Cheekwood Terrace	(NAME) 318 Seaboard Ln. Ste 205	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN. 37067	
(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, **ANDRE V. GACCETTA AND WIFE, JILL GACCETTA**, 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 120, 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 and 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, 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 120 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 30th day of June, 2017.

Jamie Dansi Duncan
BUILD NASHVILLE DBH, LLC

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 30TH day of JUNE, 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 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 30TH day of JUNE, 2017.

Sanya L. Arbogast
Notary Public
My Commission Expires: 5/6/19

SANYA L. 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