WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062799 DEEDWARR
Recvd: 07/21/17 14:56 2 pgs
Fees:13.00 Taxes:1627.63
20170721-0074114

File No.: AGL-17-5305A-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(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
Brenton Z. Daughrity and Frances Preston Daughrity	Franklin Synergy Bank	09111018800
(NAME)	(NAME)	
5305A Indiana Ave	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(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, **BRENTON Z. DAUGHRITY AND FRANCES PRESTON DAUGHRITY, 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 Lot No. 1210 Block 188 on the map showing extension of Plan No. 1 West Nashville to the Morrow Road, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office for 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 for separation of tax parcels from Build Nashville DB2, LLC to Build Nashville DB2, LLC as recorded on the 21st day of February, 2017 in Instrument No. 20170221-0017491; part of Warranty Deed from Audrey F. Sutton to Build Nashville DB2, LLC as recorded on the 11th day of January, 2017 in Instrument No. 20170111-0003354 and part of Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, B. B. Doubleday, Jr., and Leon Gilbert to Earl C. Sutton and wife, Audrey F. Sutton as recorded on the 31st day of March, 1978 in Deed Book 5268, Page 80, 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 5305A Indiana Avenue, 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 20th day of July, 2017.

Build Nashville DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

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 20th day of July, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Build Nashville DB2, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of July, 2017.

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