WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063756 DEEDWARR
Recvd: 07/25/17 14:29 2 pgs
Fees:13.00 Taxes:2572.43
20170725-0075234

File No.: ALW-17-115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDI D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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
FAIR LANE PROPERTIES, LLC	New Owner	129-12-0-129.00
(NAME)	(NAME)	
115 PENN WARREN DR., STE 300, #162		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027-5054		
(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, **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 28 on the Plan of Cheekwood Estates, of record in Book 2663, page 103, Register's Office for said County.

Said Lot No. 28 fronts 147.0 feet on the Southerly margin of Cheekwood Terrace and extends back 408.8 feet on the Easterly line and 440.4 feet on the Westerly line to a dead line in the rear, measuring 152.5 feet thereon.

Being the same property conveyed to W. Mark Burney and wife, Lee Ann Burney and Franklin D. Farley and wife, Louisa R. Farley, by Warranty Deed from L. Wallace Miller and Richard H. Hall, Co-Administrators of the Estate of Ray Y. Miller, dated June 19, 1987, of record in Book 7278, page 944, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Franklin D. Farley and wife, Louisa R. Farley, by Quitclaim Deed from W. Mark Burney and wife, Lee Ann Burney, dated August 3, 1992, of record in Book 8707, page 692, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Build Nashville DB2, LLC, by Warranty Deed from Louisa R. Farley, dated October 12, 2016, of record in Instrument No. 20161021-0111782, Register's Office for Davidson County, Tennessee, the said Franklin D. Farley having died on or about June 16, 2015, leaving Louisa R. Farley as the surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2663, page 103; Articles of Organization for Build Nashville, LLC, of record in Instrument No. 20150320-0024350; Restrictions of record in Book 2859, page 492 and Book 3313, page 427; and all of record in the Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 115 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 19th day of July, 2017.

Build Nashville DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th 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 19th 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