1/ GSNM Box 49

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170069360 DEEDWARR
Recvd: 08/10/17 14:43 2 pgs
Fees: 13.00 Taxes: 1672.40
20170810-0082136

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: ALW-17-1605-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Marshall Thomas McFarland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2017.

J. L. Hall
Notary Public

MY COMMISSION EXPIRES: 10-14-2019
(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
Marshall Thomas McFarland	F&M Bank	081123C00200CO
(NAME) 1605 10th Avenue North	(NAME) PO Box 451	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Clarksville, TN 37041	
(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, **MARSHALL THOMAS MCFARLAND, AN UNMARRIED MAN**, 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 1605B, HOMES AT 1605 10TH AVENUE NORTH, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20170118-0005685, 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 DBH, LLC to Build Nashville DB2, LLC, as recorded on the 21st day of October, 2016 in Instrument No. 20161021-0111781; part of Warranty Deed from Pichoslap Development Company, LLC, a Tennessee Limited Liability Company to Build Nashville DBH, LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of September, 2016 in Instrument No. 20160914-0096748 and part of Warranty Deed from Thomas Hopper, II and Vickie Young to Pichoslap Development Company, LLC, a Tennessee limited liability company, as recorded on the 8th day of August, 2016 in Instrument No. 20160808-0082192, in the Register's Office of Davidson County, Tennessee.

ALSO DESCRIBED AS:

Land in Davidson County, Tennessee, being Unit 1605B, Homes At 1605 10th Avenue North, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170118-0005685, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Build Nashville DBH, LLC, a Tennessee limited liability company, by deed from Pichoslap Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20160914-0096748, dated September 7, 2016, said Register's Office. Being a portion of the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, by Quitclaim Deed from Build Nashville DBH, LLC, a Tennessee limited liability company, of record in Instrument No. 20161021-0111781, dated October 12, 2016, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s); (2) matters shown on the Plan of record in Book 21, page 23, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170118-0005685, said Register's Office; (4) Restrictive Covenant for Detached Structure contained in instrument of record in Instrument No. 20170530-0053522, said Register's Office; (5) Notice of Completion of record in Instrument No. 20170721-0074119, said Register's Office; and (6) rights of others in and to the use of the common areas/elements.

unimproved ☐
This is improved ☒ property, known as 1605 10th Avenue North, Nashville, TN 37208
(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, successors 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 10th day of August, 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 10th day of August, 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 10th day of August, 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