WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071451 DEEDWARR
Recvd: 08/17/17 10:26 2 pgs
Fees:13.00 Taxes:2035.00

20170817-0084509

File No.: ALW-17-424-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST 2017.

Notary Public

MY COMMISSION EXPIRES: 7/5/2021 (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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
John Uebbing and Kristina Uebbing	new owners	092093C00100CO
(NAME)	(NAME)	
424 37th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOHN UEBBING AND KRISTINA UEBBING, 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 424 A, HOMES AT 424 37TH AVENUE NORTH, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160808-0082121, in the Register's Office, Davidson County, Tennessee, to which plat 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 by Warranty Deed from Minor 3rd, LLC, a Tennessee Limited Liability Company, recorded on the 15th day of June, 2016 in Instrument No. 20160615-0060796, 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 424 37th Avenue North, 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 14th day of August, 2017.

Build Nashville DBH, LLC

BY: JAMIE DENISE DUNCAN
ITS: MEMBER

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 14th day of August, 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 ~~John Uebbing and Kristina Uebbing~~, 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 14th 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

Build Nashville DBH, LLC

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171