WARRANTY DEED

Bill Garrett Davidson County
Batch# 7107 DEEDWARR
10/03/2017 11:51:06 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00

20171003-0101217

File No.: ALW-17-4210

STATE OF TENNESSEE
COUNTY OF Davidson

TONYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-19

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 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
Build Nashville DB2, LLC	NEW OWNER	10304008500
(NAME)	(NAME)	
1310 CAMELOT BAY		
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122		
(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, **ESTATE OF MARTIN GLEZER,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DB2, LLC**, 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:

Being Lot No. 111 of Block No. 6 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said lot fronts 50 feet on the Northerly side of Wyoming, formerly 6th Avenue and runs back between parallel lines, with the Easterly margin of 43rd Avenue North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to Mr. Martin Glezer and wife, Inge Glezer by Warranty Deed from Erna Sender, recorded on the 30th day of April, 1974 in Deed Book 4810, Page 722, in the Register's Office of Davidson County, Tennessee.

MR. MARTIN GLEZER DECEASED AS OF Feb., 2017. INGE GLEZER DECEASED AS OF July.

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 4210 Wyoming 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 27th day of September, 2017.

ESTATE OF MARTIN GLEZER

By: Elaine P. Glezer
Its: Co-Executor/Beneficiary

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2017, before me personally appeared ELAINE P. GLEZER, EXECUTOR AND BENEFICIARY of the Estate of Martin Glezer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of September, 2017.

Notary Public

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN 9, 2018

ESTATE OF MARTIN GLEZER

By: Jeffrey A. Glezer
Its: Co-Executor/Beneficiary

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

On this the 26 day of September, 2017, before me personally appeared JEFFREY A. GLEZER, EXECUTOR AND BENEFICIARY of the Estate of Martin Glezer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of September, 2017.

Notary Public

NORMAN H EBORG
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 17, 2017

ESTATE OF MARTIN GLEZER

By: Larry M. Glezer
Its: Beneficiary

STATE OF OREGON
COUNTY OF LANE

On this the 26 day of September, 2017, before me personally appeared LARRY M. GLEZER, BENEFICIARY, of the Estate of Martin Glezer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26 day of September, 2017.

Notary Public

OFFICIAL STAMP
JEREMY YOUNG HONOR
NOTARY PUBLIC - OREGON
COMMISSION NO. 926471
MY COMMISSION EXPIRES APRIL 03, 2018

RETURN TO:

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