WARRANTY DEED

Bill Garrett Davidson County
Batch# 9762 DEEDWARR
10/09/2017 03:23:12 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20171009-0103437

SHANNONE PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

File No.: ALW-17-426-37TH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-6-19

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
Parmesh Warrier	Wells Fargo Bank, NA	092093C00200CO
(NAME)	(NAME)	
426 37th Avenue North	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Minneapolis MN 55467	
(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, **PARMESH WARRIER, AN UNMARRIED PERSON**, 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 424B, 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 by Warranty Deed from Minor 3rd, LLC, a Tennessee Limited Liability Company to Build Nashville DBH, LLC as recorded on the 15th day of June, 2016 in Instrument No. 20160615-0060796; being a portion of Warranty Deed from William R. McCarty, Jr., Trustee of the William R. McCarty, Jr. Living Trust to Minor 3rd, LLC, a Tennessee limited liability company as recorded on the 17th day of May, 2016 in Instrument No. 20160517-0049278 and being a portion of Quitclaim Deed from William Roderick McCarty, Jr. to The William R. McCarty, Jr. Living Trust as recorded on the 24th day of May, 2011 in Instrument No. 20110524-0039740, 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 426 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 5th day of October, 2017.

Build Nashville DBH, LLC

BY: JAMIE 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 5th day of October, 2017, before me personally appeared JAMIE 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 Build Nashville DBH, LLC, 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 5th day of October, 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