WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Bill Garrett Davidson County
Batch# 15362 DEEDWARR
10/19/2017 10:15:33 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20171019-0107063

File No.: ALW-17-1603-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(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
Premawathie S. Thiagarajah	new owner	081-12-3C-001.00 CO
(NAME)	(NAME)	
1603 10TH Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **PREMAWATHIE S. THIAGARAJAH, UNMARRIED**, 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 1605 A, 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 of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

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; 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; Order for Default Judgment in Instrument No. 20160725-0076021 and part of Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to Thomas Hopper, II & Vickie Young as recorded on the 23rd day of October, 2015 in Instrument No. 20151023-0107849, 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 1603 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 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 8th day of September, 2017.

BUILD NASHVILLE DB2, LLC

By: Adam G. LaFevor
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 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 8th day of September, 2017. 16th October 98

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SA-17-1613