WARRANTY DEED

Bill Garrett Davidson County
Batch# 50983 DEEDWARR
01/24/2018 11:15:39 AM 2 pgs
Fees: $13.00 Taxes: $2,958.52

20180124-0007333

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-17-1105

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
Timothy P. Gilbert Jr. and Christine S. Gilbert	NEW OWNER	118090K00200CO
(NAME)	(NAME)	
1105 Draughon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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**, A TENNESSEE LIMITED LIABILITY COMPANY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIMOTHY P. GILBERT, JR. AND CHRISTINE S. GILBERT, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 1105, Homes at 1103 Draughon Avenue, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170526-0052710, 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 Warranty Deed from John Lamar and Rebecca Lamar, husband and wife to Build Nashville DBH, LLC, a Tennessee Limited Liability Company, as recorded on the 19th day of April, 2017 in Instrument No. 20170419-0038353 and Part of Warranty Deed from Corynne Lively Wade to John and Rebecca Lamar, as tenants by the entireties, as recorded on the 19th day of January, 1996 in Deed Book 9922, Page 464, 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 1105 Draughon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1291

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 22nd day of January, 2018.

Build Nashville DBH, LLC

Jamie Denise Duncan

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 , 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 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 22nd day of January, 2018.

Sanya L. Arbogast

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