WARRANTY DEED

Bill Garrett Davidson County
Batch# 64787 DEEDWARR
03/02/2018 03:13:11 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180302-0020064

File No.: AGL-18-426

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARA L. ARROGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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, LLC	New Owner	09113018600
(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, **BECKY G. PENDERGRAFF, A WIDOW,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 14 on the Plan of Section One, Westboro Subdivision, as of record in Plat Book 1424, Page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Darrell A. Pendergraff and wife, Becky G. Pendergraff by Warranty Deed from Estate of Anne Belle Derryberry, by and through Mary Kathleen Derryberry Robinson, Executrix, recorded on the 1st day of May, 2000 in Instrument No. 200005010043382, in the Register's Office of Davidson County, Tennessee. DARRELL A. PENDERGRAFF (AKA DARRELL AMPES PENDERGRAFF) HAVING PASSED AWAY ON DECEMBER 12, 2016.

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 Westboro Drive, 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 28th day of February, 2018.

Becky G Pendergraft AKA Becky Genene Pendergraft by Brandon D. Cottles Attorney-in Fact

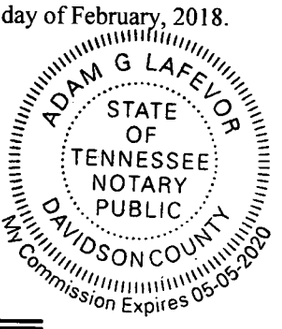
Becky G. Pendergraff aka Becky Genene Pendergraff
By Brandon D. Cottles, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2018, before me personally appeared BRANDON D. COTTLES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BECKY G. PENDERGRAFF AKA BECKY GENENE PENDERGRAFF and who acknowledged he/she/they executed the same as the free act and deed of the said BECKY G. PENDERGRAFF AKA BECKY GENENE PENDERGRAFF.

Witness my hand and official seal, this the 28th day of February, 2018.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

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