WARRANTY DEED

Bill Garrett Davidson County
Batch# 64790 DEEDWARR
03/02/2018 03:15:06 PM 2 pgs
Fees: $13.00 Taxes: $2,604.43

20180302-0020069

File No.: ALW-18-2732-SALE2

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

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

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
JOSEPH S. WYNNE and WHITNEY D. WYNNE	New Owner	117030Z00100CO
(NAME) 2732 Sharondale Court	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **JOSEPH S. WYNNE AND WHITNEY D. WYNNE**, 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 A, HOMES AT 2730 SHARONDALE COURT, Declaration of Covenants Conditions & Restrictions, as shown on plat of record in Instrument No. 20170622-0062991 Affidavit at Instrument No. 20170627-0064783, 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 Quitclaim Deed from Build Nashville, LLC to Build Nashville DB2, LLC, as recorded on the 27th day of June, 2017 in Instrument No. 20170627-0064782; part of Warranty Deed from ADEX Corporation, a Tennessee corporation to Build Nashville, LLC, as recorded on the 19th day of April, 2017 in Instrument No. 20170419-0038357; part of Warranty Deed from Wavil Joe Holmes, unmarried to ADEX Corporation, a Tennessee Corporation, as recorded on the 7th day of January, 2016 in Instrument No. 20160107-0001429 and part of Warranty Deed from Ericka Lynn Todd, unmarried to Wavil Joe Holmes, as recorded on the 17th day of October, 2007 in Instrument No. 20071017-0123402, 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 2732 Sharondale Court, Nashville, TN 37215
(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.

Build Nashville DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2018, 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 28th day of February, 2018.

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