# WARRANTY DEED

Bill Garrett Davidson County
Batch# 69677 DEEDWARR
03/15/2018 01:46:24 PM 2 pgs
Fees: $13.00 Taxes: $3,566.80
20180315-0024606

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$950,000.00~~ $964,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

File No.: ALW-18-4115

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 M. Dolan and Dorothy R. Dolan, and Mary K. Dolan | NEW OWNER | 10304038500 |
| (NAME) | (NAME) | |
| 4115 Nebraska Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | | |
| (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 M. DOLAN AND DOROTHY R. DOLAN AND MARY K. DOLAN**, 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 1, as shown on the map entitled Resubdivision of Lot 56, West End Annex, of record in Instrument No. 20170720-0073384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Build Nashville DB2, LLC, a Tennessee Limited Liability Company by Warranty Deed from David Haverkamp, unmarried, recorded on the 25th day of July, 2017 in Instrument No. 20170725-0075310, 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 4115 Nebraska Avenue, Nashville, TN
(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 9th day of March, 2018.

Build Nashville DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of March, 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 9th day of March, 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**

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #:** G-BC-18-4115