WARRANTY DEED

Bill Garrett Davidson County
Batch# 69763 DEEDWARR
03/15/2018 03:11:11 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20180315-0024734

File No.: AGL-18-926

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

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

Notary Public

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

JADEN STYLE 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
Build Nashville, LLC	NEW OWNER	11805018700
(NAME) 1310 CAMELOT BAY	(NAME)	
(ADDRESS) MT. JULIET, TN 37122	(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, **MICHAEL CORADINI AND LENA CORADINI, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC**, 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:

A certain in tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 93.9 feet more or less, of the South one-half on Lot No. 17 on the Map showing the Subdivision of part of the Vaulx Land, described according to a copy of a survey made by W.B. Southgate Surveyor, on March 25, 1938, as follows:

Said part of said Lot No. 17 fronts 93.9 feet, more or less, on the North margin of Gale Avenue and runs back Northwardly between lines 227 feet on the Westerly line and 228.15 feet on the Easterly line to a dead line on which it measures 93.9 feet

Being the same property conveyed to Michael Coradini and Lena Coradini, husband and wife by Warranty Deed from Victor Hazelwood, married, recorded on the 16th day of November, 2012 in Instrument No. 20121116-0105776, 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 926 Gale Lane, Nashville, TN 37204
(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 27th day of FEBRUARY 2018.

Michael Coradini

Lena Coradini

STATE OF COLORADO
COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Coradini and Lena Coradini, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of FEBRUARY 2018.

Notary Public
My Commission Expires: 10/31/2020

MARIANNE TYLER
Notary Public
State of Colorado
Notary ID # 20124069732
My Commission Expires 10-31-2020

RETURN TO:

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