WARRANTY DEED

Bill Garrett Davidson County
Batch# 74978 DEEDWARR
03/29/2018 03:34:56 PM 2 pgs
Fees: $13.00 Taxes: $760.35

20180329-0029689

File No.: ALW-18-2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/6/19

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-19

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	106-13-114.00
(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, **BARBARA A. HINCH, UNMARRIED AND THOMAS C. HINCH, UNMARRIED AND KARINA E. SPARKMAN, UNMARRIED**, 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:

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Woodycrest, Section One of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karina E. Sparkman, married and Barbara A. Hinch and husband, Thomas C. Hinch by Warranty Deed from Chad A. Dainty and wife, Kaili B. Dainty, recorded on the 29th day of June, 2006 in Instrument No. 20060629-0078041, 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 2000 Rosemary Lane, Nashville, TN 37210
(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 19th day of March, 2018.

Barbara A Hinch

BARBARA A. HINCH

Thomas C Hinch

Thomas C. Hinch

Karina E Sparkman N/K/A Karina E Hinch by Barbara A Hinch Attorney in Fact

KARINA E. SPARKMAN N/K/A KARINA E. HINCH
BY: BARBARA HINCH, ATTORNEY-IN-FACT

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA A. HINCH, 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 19th day of March, 2018.

Notary Public
My Commission Expires: 5/5/20

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS C. HINCH, 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 19th day of March, 2018.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Notary Public
My Commission Expires: 5/5/20

STATE OF Tennessee
COUNTY OF Davidson

On this the 19TH day of March, 2018, before me personally appeared BARBARA HINCH 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 KARINA E. SPARKMAN N/K/A KARINA E. HINCH and who acknowledged he/she/they executed the same as the free act and deed of the said KARINA E. SPARKMAN N/K/A KARINA E. HINCH.

Witness my hand and official seal, this the 19TH day of March, 2018.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Notary Public
My Commission Expires: 5/5/20

RETURN TO:

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