WARRANTY DEED

Bill Garrett Davidson County
Batch# 91063 DEEDWARR
05/11/2018 10:36:24 AM 2 pgs
Fees: $13.00 Taxes: $3,290.48

20180511-0045283

File No.: ALW-18-1101-RESALE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,319.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BROOKE SHOAF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 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
RICHARD REITMAIER and ALICE REITMAIER	NEW OWNER	118-09-0-093.00
(NAME)	(NAME)	
1101 DRAUGHON AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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 DBH, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD REITMAIER AND ALICE REITMAIER**, HUSBAND AND WIFE, 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:

Beginning on the Southerly margin of Draughon Avenue 627 feet Eastwardly from the Easterly margin of Granny White Pike; thence with the Southerly margin of said avenue Eastwardly 50 feet to a point 25 feet Westerly from the Northwest corner of Lot No. 2; thence Southwardly and parallel with the Westerly line of Lot No. 2, 176.2 feet to the Northerly line of Lot No. 20; thence with said line Westwardly 50 feet to the Northwest corner of Lot No. 20; thence Northwardly 175 feet to the beginning. This description is identical to that used in the prior deed of conveyance.

Being part of the same property conveyed by Warranty Deed from John Lamar and Rebecca Lamar, husband and wife to Build Nashville DBH, LLC, a Tennessee Limited Liability Company, as recorded on the 19th day of April, 2017 in Instrument No. 20170419-0038353 and Warranty Deed from Corynne Lively Wade to John and Rebecca Lamar, as tenants by the entireties, as recorded on the 19th day of January, 1996 in Deed Book 9922, Page 470, 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 matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 DRAUGHON AVENUE, 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 3rd day of May, 2018.

BUILD NASHVILLE DBH, LLC

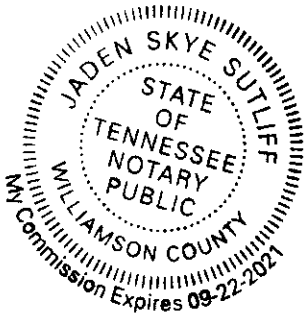
BY: JAMIE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of May, 2018, before me personally appeared JAMIE DUNCAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of BUILD NASHVILLE DBH, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2018.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

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