WARRANTY DEED

Bill Garrett Davidson County
Batch# 96082 DEEDWARR
05/23/2018 02:22:27 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20180523-0049539

File No.: ALW-18-4113-4117-CL

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

ANA L. ARBOGAST NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 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
BUILD NASHVILLE DBH, LLC	NEW OWNER	103-04-423.00
(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, **EDDIE P. WILLIAMS AND BARBARA W. WILLIAMS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DBH, 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 1 and Lot 2 of the Final Plat of Re-Subdivision of Lot 26 West End Annex of record as Instrument No 20180503-0042418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie Pittman Williams and wife, Barbara W. Williams by Warranty Deed from Ann Lucille Mattox Tritschler, recorded on the 19th day of October, 1972 in Deed Book 4648, Page 129, 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 4113 AND 4117 COLORADO AVENUE, NASHVILLE, TN 37209
(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 16th day of May, 2018.

Eddie P. Williams by Steve Williams Attorney in fact
EDDIE P. WILLIAMS BY STEVE WILLIAMS, AIF

Barbara W. Williams by Steve Williams Attorney in fact
BARBARA W. WILLIAMS BY STEVE WILLIAMS, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of May, 2018, before me personally appeared STEVE WILLIAMS 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 EDDIE P. WILLIAMS AND BARBARA W. WILLIAMS and who acknowledged he/she/they executed the same as the free act and deed of the said EDDIE P. WILLIAMS AND BARBARA W. WILLIAMS.

Witness my hand and official seal, this the 16th day of May, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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