WARRANTY DEED

Bill Garrett Davidson County
Batch# 107493 DEEDWARR
06/22/2018 12:14:15 PM 2 pgs
Fees: $13.00 Taxes: $1,032.60

20180622-0060440

File No.: AGL-18-926A/AGL-18-926B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,081.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2018.

Notary Public

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

SANYA ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC 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 DB2, LLC	NEW OWNER	118050Z00100CO 118050Z00200CO
(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, **BUILD NASHVILLE, 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, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Units A AND B, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 926 GALE LANE, A HORIZONTAL PROPERTY REGIME, as shown on plat of record in Instrument No. 20180601-0052475, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Michael Coradini and Lena Coradini, husband and wife to Build Nashville, LLC as recorded on the 15th day of March, 2018 in Instrument No. 20180315-0024734, 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 UNIT A & B, 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 6th day of June, 2018.

BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DUNCAN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: JAMIE DUNCAN
ITS: MEMBER

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2018, before me personally appeared JAMIE DUNCAN AS MEMBER to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged DUNCAN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to be the MEMBER of BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 6th day of June, 2018.

Notary Public
My Commission Expires:

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

RETURN TO:

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