WARRANTY DEED

Bill Garrett Davidson County
Batch# 120264 DEEDWARR
07/24/2018 02:03:31 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20180724-0072176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 5/26/19

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-26-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Build Nashville DBH, LLC	New Owner	
(NAME)	(NAME)	131-01-031.00
3301 HOBBS RD	1310 Camelot Bay	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REBECCA S. WILLIAMS, TRUSTEE OF THE MARY ELIZABETH R. WILLIAMS LIVING TRUST U/A/D FEBRUARY 18, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE DBH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 2 on the Plan of Russwood Heights, As of record in Book 2133, Pages 12 and 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Nashville Asbury Credit Union to Charles Benton Williams and wife, Mary Elizabeth Williams, as recorded on the 8th day of June, 1981 in Deed Book 5754, Page 190, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Mary Elizabeth Williams, unmarried to Mary Elizabeth R. Williams and Rebecca S. Williams, Co-Trustees of The Mary Elizabeth R. Williams Living Trust U/A/D February 18, 2010, as recorded on the 19th day of February, 2010 in Instrument No. 20100219-0012870, said Register's Office. Mary Elizabeth Williams died on October 21, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3301 HOBBS RD, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 17 day of July, 2018

THE MARY ELIZABETH R. WILLIAMS LIVING TRUST
U/A/D FEBRUARY 18, 2010

BY: _____, Trustee

REBECCA S. WILLIAMS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rebecca S. Williams with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Mary Elizabeth R. Williams Living Trust U/A/D February 18, 2010, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019