WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No.: ALW-18-4803-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$950,000.00~~ $982,048.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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
DAVID M RODRIGUEZ and DALTON RODRIGUEZ	NEW OWNER	091-15-0-307.00
(NAME)	(NAME)	
4803 DAKOTA AVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 124587 DEEDWARR
08/03/2018 03:40:51 PM 2 pgs
Fees: $13.00 Taxes: $3,633.58

20180803-0076547

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 DB2, 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, **DAVID M RODRIGUEZ AND DALTON RODRIGUEZ, 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:

Land in Davidson County, Tennessee, being Lot No. 704 in Block 33, Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County.

Said Lot No. 704 fronts 50 feet on the Southerly side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines Southwardly 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Jo Ann Walsh Aquino, Robert Emmitt Walsh, Jr., Linda Marie Walsh Work, Thomas Ralph Walsh, James Martin Walsh, Nancy Diane Walsh Nolan, and Deborah Jean Walsh Weber to Build Nashville DB2, LLC as recorded on the 22nd day of December, 2017 in Instrument No. 20171222-0130661; Executor's Quitclaim Deed from Nancy Diane Nolan, the duly-appointed Executor of the Estate of Delphia I. Walsh, a/k/a Delphia Irene Walsh, deceased (the "Decedent"), who died on August 8, 2011 to Jo Ann Walsh Aquino, Robert Emmitt Walsh, Jr., Linda Marie Walsh Work, Thomas Ralph Walsh, James Martin Walsh, Nancy Diane Walsh Nolan, and Deborah Jean Walsh Weber, being all of the children of Delphia I. Walsh as recorded on the 21st day of November, 2012 in Instrument No. 20121121-0107678; Probate in Docket No. 11P-1609 and Deed from John W. Ring and wife, Mildred P. Ring to Robert E. Walsh and wife, Delphia Irene Walsh as recorded on the 1st day of October, 1946 in Deed Book 1417, Page 338, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-4803

unimproved ☐
This is improved ☒ property, known as 4803 DAKOTA AVE, 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 2nd day of August, 2018.

BUILD NASHVILLE DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of August, 2018, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of BUILD NASHVILLE DB2, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of August, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

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