WARRANTY DEED

Bill Garrett Davidson County
Batch# 126184 DEEDWARR
08/07/2018 03:10:03 PM 2 pgs
Fees: $13.00 Taxes: $4,570.71

20180807-0077745

File No.: ALW-18-1709-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,328.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

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

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
ALICE O WHISENHUNT	NEW OWNER	131-07-0-069.00 (Parent P
(NAME)	(NAME)	
1709 CASTLEMAN DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(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 DB2, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALICE O WHISENHUNT**, 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 Unit A, HOMES AT 1711 CASTLEMAN DRIVE, as established in Declaration of Covenants, Conditions and Restrictions in Exhibit "C" of Instrument No. 20170907-0092221, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cameron Cottingham and Laura Cottingham, husband and wife to Build Nashville DB2, LLC, as recorded on the 5th day of May, 2017 in Instrument No. 20170505-0044957 and part of Warranty Deed from Mark C. Velligan and wife, Mary Margaret Velligan, Trustees of The Velligan Family Trust under Agreement dated March 21, 2005 to Cameron Cottingham and wife, Laura Cottingham, as recorded on the 23rd day of August, 2010 in Instrument No. 20100823-0066397, 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 1709 CASTLEMAN DRIVE, NASHVILLE, TN 37215
(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 23rd day of July, 2018.

BUILD NASHVILLE DB2, LLC

BY: JAMIE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of July, 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 DB2, 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 23rd day of July, 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