WARRANTY DEED

Bill Garrett Davidson County
Batch# 131040 DEEDWARR
08/20/2018 02:36:34 PM 2 pgs
Fees: $13.00 Taxes: $2,967.40

20180820-0082485

File No.: ALW-18-3513A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $802,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LESLIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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
JOSEPH MATTHEW YANCEY and ERIN MILLER YANCEY	Wells Fargo Home Mortgage, Inc.	118140E00100CO
(NAME)	(NAME)	
3513A GENERAL HOOD TRAIL	7495 New Horizon Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	Frederick, MD 21703	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSEPH MATTHEW YANCEY AND ERIN MILLER YANCEY, 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 Unit 1, HOMES AT 3513 GENERAL HOOD TRAIL, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3513 General Hood Trail, as shown of record in Instrument No. 20180209-0013478 as amended in Instrument Nos. 20180221-0016657 and 20180222-0017028, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Uptown Builders I, LLC, a Tennessee Limited Liability Company to Build Nashville DB2, LLC as recorded on the 9th day of February, 2018 in Instrument No. 20180209-0013476 and being a portion of Quitclaim Deed from GALA, LLC, a Tennessee limited liability company to Uptown Builders I, LLC, a Tennessee limited liability as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010079, 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 3513A GENERAL HOOD TRAIL, 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 17th day of August, 2018.

BUILD NASHVILLE DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th 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 17th 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