Bill Garrett Davidson County
Batch# 132099 DEEDWARR
08/22/2018 03:33:15 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180822-0083424

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00 Affiant Subscribed and sworn to before me, this the 20th day of August, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James M. Hayes	New Owner	
5166 Colleton Way		071-14-0K-002.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. HAYES AND ALLISON HAYES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee, being Unit 7, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1109 Baptist World Center, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170316-0025720, as amended at Instrument No. 20180312-0023306, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to J.D. Little and Valerie Clement, both unmarried, as tenants in common by Warranty deed from Charles W. Duke, Jr., Unmarried, and Fredia D. Duke, unmarried of record in Instrument No. 20090918-0087464 Register's Office for Davidson County, Tennessee, dated September 14, 2009 and recorded on September 18, 2009.

J.D. Little, unmarried conveyed his 50% interest to Valerie Clement, unmarried and Richard Pins, unmarried by Quitclaim deed of record in Instrument No. 20100311-0018735, in said Register's Office. Richard Pins, unmarried conveyed all of his interest to J.D. Little, unmarried by Quitclaim deed of recorded in Instrument No. 20100913-0072762, in said Register's Office. Valerie Clement, an unmarried woman, conveyed all of her interest by Quitclaim deed to J.D. Little, an unmarried man, by Quitclaim deed of record in Instrument No. 20140226-0016474.

Being the same property conveyed to Puneet Mahan by Final Decree Confirming Tax Sale deed from The Clark and Master in the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20150306-0019555 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on March 6, 2015.

Being the same property conveyed to Mahan Investments, Inc., a Tennessee corporation by Quitclaim deed from Puneet Mahan, a married man of record in Instrument No. 20160317-0025400 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016 and by Quitclaim Deed executed by J.D. Little dated June 30, 2016 and filed simultaneously herewith of record in Instrument No. 201608001-0079289, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from Mahan Investments, Inc of record in Instrument No. 20160801-0079290 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

Being a portion of the same property conveyed to BILT, LLC, a Tennessee Limited Liability Company by Warranty deed from Prime Nashville, LLC a Tennessee Limited Liability Company of record in Instrument No. 20170303-0021542 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 03, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1111 Baptist World Center Drive #7, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2018.

BILT, LLC, a Tennessee Limited Liability Company

SOLE MEMBER

Brandon Girdler, Sole Member of
Brandon Girdler, LLC, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Girdler, Sole Member of Brandon Girdler, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of BILT, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022