WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: ALW-18-426-B

STATE OF TENNESSEE
COUNTY OF Davidson ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-26-21

Bill Garrett Davidson County
Batch# 133724 DEEDWARR
08/27/2018 11:30:37 AM 2 pgs
Fees: $13.00 Taxes: $1,568.80

20180827-0084638

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:	
DAVID S. OSBORNE	CENTURY MORTGAGE COMPANY	091133G00200CO
(NAME)	(NAME)	
426 B WESTBORO DRIVE	9931 Corporate Campus Dr. Ste 1200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Louisville KY 40223	
(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, 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 S. OSBORNE, A SINGLE MAN**, 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 B of Homes at 426 Westboro Drive, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 426 Westboro Drive, of record in Instrument No. 20180302-0020065, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Darrell A. Pendergraff and wife, Becky G. Pendergraff by Warranty deed from Estate of Anne Belle Derryberry, by the through Mary Kathleen Derryberry Robinson, Executrix of record in Instrument No. 20000501-0043382 Register's Office for Davidson County, Tennessee, dated April 28, 2000 and recorded on May 01, 2000. (Value or consideration as shown in aforementioned deed $95,000.00.)

Being a portion of the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Becky G. Pendergraff, a widow of record in Instrument No. 20180302-0020064 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 02, 2018. (Value or consideration as shown in aforementioned deed $180,000.00.) Being also known as 426 B Westboro Drive Nashville, TN 37209.

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 426 B WESTBORO DRIVE, 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 24th day of August, 2018.

BUILD NASHVILLE, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th 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, 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 24th 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