WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139801 **DEEDWARR**
09/11/2018 04:08:20 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180911-0090159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF Sept, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/26/19

(AFFIX SEAL)

ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Build Nashville, LLC (NAME)	New Owner (NAME)	
521 Waycross Dr. (ADDRESS)	1310 Camelot Bay (ADDRESS)	105-16-0-032.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ARTHUR L. RAY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of real estate lying to the North of Melrose Heights; a plat of Melrose Heights being of record in Book 1835, Page 97, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete marker in the Northerly boundary line of Melrose Heights, the same being the Easterly corner of a proposed street called "Waycross Drive" in said Subdivision; thence North 85 deg. East, 130 feet to a point; thence North 08 deg. West, 100 feet to a point; thence South 85 deg. West, 130 feet to a point; thence South 08 deg. East, 100 feet to the point of beginning.

Being the same property conveyed to Arthur L. Ray, single man by Warranty Deed from Darvis Miles Hudson and wife, Sandra Nowak Hudson, recorded on the 21st day of August, 2003 in Instrument No. 20030821-0121486, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 521 Waycross Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 4 day of September, 2018

ARTHUR L. RAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur L. Ray, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of September, 2018.

Commission expires:

Notary Public