THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018094

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this30th day of November, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 171366 DEEDWARR
12/06/2018 04:23:03 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20181206-0119276

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Build Nashville DB2 LLC 2001 Castleman Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark E. Hunt and Grace Burdette, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Build Nashville DB2 LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and part of a closed street, Block 7, as shown on the map entitled Overton Hills, of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said property of Block 7 fronts 130 feet, more or less, on the southerly margin of Castleman Drive and 334.2 feet on the westerly line and 336 feet, more or less, on the easterly line to a broken line in the rear, measuring 130 feet, more or less thereon.

Being the same property conveyed to MARK E. HUNT, by deed from WILLIAM E. KNESTRICK and spouse, MARY HENRY KNESTRICK, of record in Book 8591, page 756 , dated March 31, 1992 , said Register's Office.

MARK E. HUNT conveyed his interest to MARK E. HUNT and GRACE BURDETTE, husband and wife, by quit claim deed of record in Instrument No. 20011015-0112041, dated October 5, 2001, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 131-06-0-048.00.

Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.

This is improved property located at 2001 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2018.

Mark E. Hunt

Grace Burdette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark E. Hunt and Grace Burdette, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

Notary Public

My Commission Expires: _____

