WARRANTY DEED

Karen Johnson Davidson County
Batch# 187899 **DEEDWARR**
01/24/2019 12:55:30 PM 2 pgs
Fees: $13.00 Taxes: $5,132.25

20190124-0007050

File No.: AGL-18-1805

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,387,094.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

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
THE CHATTANOOGA 1805 TRUST UNDER TRUST INSTRUMENT DATED DECEMBER 10, 2018	CITY NATIONAL BANK	131-07-1G-001.00 CO
(NAME)	(NAME)	
1805 CASTLEMAN DRIVE	350 S GRAND AVE., FLOOR 5	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	LOS ANGELES, CA 90071	
(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**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE CHATTANOOGA 1805 TRUST UNDER TRUST INSTRUMENT DATED DECEMBER 10, 2018**, 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 4401 HUNT PLACE, as established by the Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20180221-0016651, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Raymond Frank Johnson, a married person, Robert Edward Johnson, a married person, William Elzie Johnson, an unmarried person, Sondra Mosier Dean, a married person, Andrew Kyle Mosier, a married person, as devisees under the Last Will and Testament of Willie Frank Johnson to Build Nashville DB2, LLC, a business entity, as recorded on the 21st day of February, 2018 in Instrument No. 20180221-0016650; Last Will and Testament of Willie Frank Johnson in Docket No. 17P541 and Warranty Deed from G. D. Craig, Jr. and wife, Lorene C. Craig to Elzie R. Johnson and wife, Willie Frank K. Johnson, as recorded on the 7th day of March, 1950 in Deed Book 1809, Page 113, 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 1805 CASTLEMAN DRIVE, NASHVILLE, TN 37215
(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 18th day of January, 2019.

BUILD NASHVILLE DB2, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of January, 2019, 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 as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of January, 2019.

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