WARRANTY DEED

Karen Johnson Davidson County
Batch# 204834 DEEDWARR
03/12/2019 10:50:26 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20190312-0022489

File No.: AGL-18-532-28TH

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020
(AFFIX SEAL)

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
Emily Stewart	Emily Stewart	092100G00500CO
(NAME)	(NAME)	
532 28th Avenue North	1212 Laurel St. #1015	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37203	
(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, **EMILY STEWART, A SINGLE WOMAN**, 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 5, HOMES AT 2720 DELAWARE, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170830-0089367, as amended in Instrument Nos. 20190226-0017401 and 20190304-0019721, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Douglas Betty and Laura Betty to Build Nashville, LLC, as recorded on the 9th day of June, 2016 in Instrument No. 20160609-0058627; Quitclaim Deed from Michael Thomas Baker and Wendy Pais Baker to Build Nashville, LLC, a Tennessee limited liability company, as recorded on the 30th day of June, 2017 in Instrument No. 20170630-0065814 and Quitclaim Deed of Consolidation from Build Nashville, LLC to Build Nashville, LLC, as recorded on the 25th day of August, 2017 in Instrument No. 20170825-0087732, 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 532 28th Avenue North, Nashville, TN
(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 8th day of March, 2019.

BUILD NASHVILLE, LLC

BY: JAMIE DUNCAN
ITS: MEMBER

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of March, 2019, before me personally appeared JAMIE DUNCAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of March, 2019.

Notary Public
My Commission Expires: 5/6/19

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

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171