WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 205914 DEEDWARR
03/14/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,514.63
20190314-0023391

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-19-926B-SALE

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
STEPHEN BRUEHL and SARAH KAUFMAN	FIRST TENNESSEE BANK NATIONAL ASSOCIATION	118 05 187.00 CO
(NAME)	(NAME)	
926 B GALE LANE	333 FAYETTSVILLE STREET, STE 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	RALEIGH, NC 27601	
(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, **STEPHEN BRUEHL AND SARAH KAUFMAN, HUSBAND AND WIFE**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 926 GALE LANE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 926 GALE LANE, a Horizontal Property Regime, of record in Instrument Number 20180601-0052475, in the Register's office for 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.

Being a part of the same property conveyed by Warranty Deed from Build Nashville, LLC, a Tennessee limited liability company to Build Nashville DB2, LLC, a Tennessee limited liability company, as recorded on the 22nd day of June, 2018 in Instrument No. 20180622-0060440, in the Register's Office of Davidson County, Tennessee.

FOR CHAIN OF TITLE INFORMATION;

Being part of the same property conveyed by Warranty Deed from Victor Hazelwood, married to Michael Coradini and Lena Coradini, husband and wife, as recorded on the 16th day of November, 2012 in Instrument No. 20121116-0105776, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed by Warranty Deed from Michael Coradini and Lena Coradini, husband and wife to Build Nashville, LLC, as recorded on the 15th day of March, 2018 in Instrument No. 20180315-0024734, said Register's Office.

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 926 B GALE LANE, NASHVILLE, TN 37204
(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 13th day of March, 2019.

BUILD NASHVILLE DB2, LLC

BY: JAMIE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th 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 DB2, LLC, 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 13th day of March, 2019.

Notary Public
My Commission Expires: 09/22/2021

RETURN TO:

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

