Karen Johnson Davidson County
Batch# 206510 DEEDWARR
03/15/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20190315-0024020

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20 21

(AFFIX SEAL)

File No.: AGL-19-4115-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
Christopher D Cowan and Kelli L Cowan, husband and wife	Cardinal Finacial Company	103-4-487.00
(NAME)	(NAME)	
4115 COLORADO AVENUE	PO BOX 0054	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Palatine IL 60055	
(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 DBH, 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, **CHRISTOPHER D COWAN AND KELLI L COWAN, 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:

Land in Davidson County, Tennessee, being Lot 2 of the Final Plat of Re-Subdivision of Lot 26 West End Annex of record as Instrument No. 20180503-0042418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Eddie P. Williams and Barbara W. Williams to Build Nashville DBH, LLC, as recorded on the 23rd day of May, 2018 in Instrument No. 20180523-0049539 and Warranty Deed from Ann Lucille Mattox Tritschler to Eddie Pittman Williams and wife, Barbara W. Williams, as recorded on the 19th day of October, 1972 in Deed Book 4648, Page 129, 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 4115 COLORADO AVENUE, NASHVILLE, TN 37209
(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 14th day of March, 2019.

BUILD NASHVILLE DBH, LLC

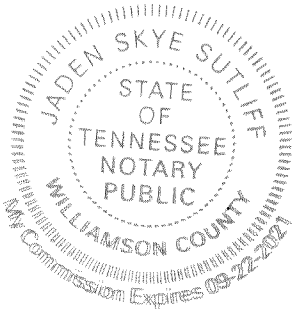
BY: JAMIE DUNCAN
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the , 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 DBH, 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 .

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

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

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

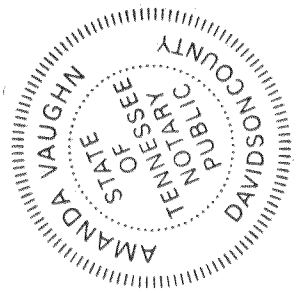
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)