WARRANTY DEED

Karen Johnson Davidson County
Batch# 229173 DEEDWARR
05/13/2019 11:58:44 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190513-0044680

File No.: ALW-19-920-LOTSALE

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, THIS THE 10TH DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY A. BALLEW NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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
DON CHOMSKY and AMY CHOMSKY	Triumph Bank	105-02-0-516.00
(NAME)	(NAME)	
920 ARCHER STREET	5699 Poplar Ave	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	Memphis TN 38119	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DON CHOMSKY AND AMY CHOMSKY, HUSBND 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:

Being Lot No. 7, on the plan of New Hope Subdivision, of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Lesley J. Lillard, a married person (joined by his wife, Ella Lillard), to Build Nashville, LLC, a Tennessee Limited Liability Company, as recorded on the 21st day of November, 2018, in Instrument No. 20181121-0114746, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Build Nashville, LLC to Build Nashville DB2, LLC, as recorded on the 20th day of December, 2018, in Instrument No. 20181220-0124139, subject to Scrivener's Affidavit recorded in Instrument No. 20190219-0015028, 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 920 ARCHER STREET, NASHVILLE, TN 37203
(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 10th day of May, 2019.

BUILD NASHVILLE DB2, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 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/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 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