WARRANTY DEED

Karen Johnson Davidson County
Batch# 242573 DEEDWARR
06/12/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20190612-0056574

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF June, 20__.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville DBH, LLC	NEW OWNER	
(NAME)	(NAME)	
6344 Columbia Avenue		131-02-0-090.00;131-02-0-091.00; 131-02-0-092.00; 131-02-0-093.00; 131-02-0-094.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRADFORD REALTY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE DBH, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 62, 63, 64, 65 and Reserve Parcel "A", as shown on the map entitled Resubdivision of Lots 62, 63, 64, & 65 On The Plan Of Colonial Heights, of record in Book 4955, Page 34 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

And

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradford Realty Partners, a Tennessee general partnership by Special Warranty Deed from Bradford Furniture Company, Inc., a Tennessee corporation, recorded on the 21st day of December, 2012 in Instrument No. 20121221-0118111, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4101, 4103, 4107, 4109, 4111 Kimbark, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 6 day of June, 2019

BRADFORD REALTY PARTNERS, a Tennessee General Partnership,

BY BPI BRADFORD REALTY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, ITS MANAGING PARTNER

BY:BPI 2121 ABBOTT MARTIN PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMP ANY, MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, as Managing Partner of BPI Bradford Realty Partners, a Tennessee general partnership, the Managing Partner of Bradford Realty Partners, the within named bargainor, a Tennessee general partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Manager.

Witness my hand and official seal this 6 day of JUNE, 2019.

Commission expires: 05-03-21

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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Notary Public

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-KINBARK-LOTS

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

