WARRANTY DEED

Karen Johnson Davidson County
Batch# 275704 DEEDWARR
08/23/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20190823-0084976

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2019.

Notary Public
MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC

File No.: ALW-19-0003-RES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JEFFREY W SHOURD and JENNIFER L SHOURD, HUSBAND AND WIFE AND SADIE M. SHOURD, UNMARRIED	New Owner	081-16-602.00
(NAME) 4004 EAGLE WING ROAD	(NAME)	
(ADDRESS) Springfield, IL 62711	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars and No Cents ($10.00) , 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**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY W SHOURD AND JENNIFER L SHOURD, HUSBAND AND WIFE, AND SADIE M. SHOURD, UNMARRIED**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, state of TENNESSEE, described as follows, to-wit:

Being the Northern part of Lots Nos. 20 and 21 in B.W. Halls Plan of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee. Beginning at a point on the East side of Cumberland Street, now called 11th Avenue North, 112 feet North of the corner of Jackson and Cumberland Street, running thence North along the Eastern Margin of Cumberland Street, 38 feet to a 12 foot alley; thence along the Southern margin of said alley, Eastwardly 100 feet to a point; thence South in a line parallel to Cumberland Street, 38 feet to a point; thence in a line parallel to said alley and Westwardly 100 feet to the beginning.

Being the same property conveyed by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation to Build Nashville, LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of September, 2018, in Instrument No. 20180911-0090152, in the Register's Office of Davidson County, Tennessee.

This Instrument Prepared by :
Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-0003-RES

unimproved ☐
This is improved ☒ property known as 1006 11th Ave. No., Nashville, TN 37208
(House No.) (Street) (City or Town), (State) (Postal Zip)

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.

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/our hand(s) this 21st day of August, 2019.

Build Nashville, LLC

BY: JAMIE DUNCAN
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Signed and sworn to before me the 21st of August, 2019.

Notary Public

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

Affix stamp/seal:

STATE OF Tennessee
OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Duncan, known to me (or proved to me on the basis of satisfactory evidence) to be the person described in, and who, upon oath, acknowledged himself/herself to be the Member of Build Nashville, LLC, the within named bargainor, a Tennessee 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 21st of August, 2019.

Notary Public
My Commission Expires: 09/22/20
(SEAL)

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

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

