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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190721750** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of August, 2019.<br><br>Notary Public<br>My Commission Expires: 5/5/2020 |

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

## WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Build Nashville DB2 LLC<br>6344 Columbia Ave<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>091-15-0-233.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip C. Barnett and wife, Kristie M. Barnett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Build Nashville DB2, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Block 17, on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl and Company, P. C., dated November 3, 1999, as follows:

Beginning in the Southern margin of Third Avenue, now known as Nevada Avenue, at a point 110 feet West from the West margin of ninth Street, now known as 50th Avenue North, a running thence Westwardly 50 feet along the Southern margin of said Nevada Avenue: thence at right angles, Southwardly and parallel with 50th Avenue North, 150 feet to the Northern margin of an alley: thence at right angles Eastwardly and parallel with 50th Avenue, 150 feet to the point of beginning.

Being the same property conveyed to Phillip C. Barnett and wife, Kristie M. Barnett by Warranty deed from Stephen M. Tann, unmarried of record in Instrument No. 20050628-0074457 Register's Office for Davidson County, Tennessee, dated June 22, 2005 and recorded on June 28, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 5005 Nevada Avenue Nashville TN 37209

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-0011-RES

Karen Johnson Davidson County
Batch# 276145 DEEDWARR
08/23/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190823-0085214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of August, 2019.

Phillip C. Barnett

Kristie M. Barnett

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip C. Barnett and Kristie M. Barnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

# 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

