WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

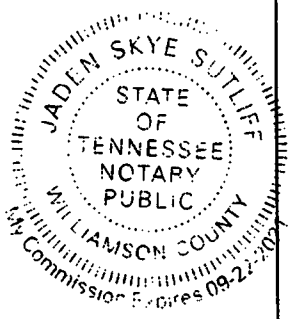
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/22/21
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 314954 DEEDWARR
11/13/2019 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,274.10
20191113-0117061

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Build Nashville, LLC	New Owner	091 15 0 354.00
(NAME)	(NAME)	
4711 Nevada Avenue	4344 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Roger W. Sauls, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Build Nashville, 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:

Being the westerly 50 feet of lot No. 612 of Block 28 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of lot No. 612, fronts 50 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the easterly margin of 48th Avenue No, formerly 7th Street, 150 feet to an alley.

Being the same property conveyed to Hubert R. Sauls and wife, Doris N. Sauls by Warranty Deed from Elmer Newton Pafford and wife Mary Clement Pafford dated March 8, 1963 and recorded March 12, 1963 in Book 3508, Page 635, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hubert R. Sauls, Unmarried, and Roger W. Sauls, Married by Quitclaim Deed from Hubert R. Sauls, Unmarried dated April 25, 2011 and recorded April 25, 2011, as Instrument No. 20110425-0031411, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Hubert R. Sauls, unmarried, as to a life estate, and his son, Roger W. Sauls, as to the remainder by Quitclaim Deed from Hubert R. Sauls, unmarried, and Roger W. Sauls, married dated October 19, 2011 and recorded October 19, 2011, as Instrument No. 20111019-0081411, in said Register's Office for Davidson County, Tennessee. **The said Hubert R. Sauls having since died on November 16, 2017, vesting property to Roger W. Sauls, as the surviving tenant by the entirety.**

File Number: GRN-1910462SSO

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-4711

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4711 Nevada Avenue, Nashville, TN 37209

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 our hands this the 8th of November, 2019.

Roger W. Sauls

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Roger W. Sauls, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1910462SSO

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

