WARRANTY DEED

Karen Johnson Davidson County
Batch# 331767 DEEDWARR
12/18/2019 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,027.78
20191218-0130590

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/2021

(AFFIX SEAL)

File No.: ALW-19-4113

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
BUILD NASHVILLE, LLC	NEW OWNER	132-01-0-158.00
(NAME)	(NAME)	
6344 COLUMBIA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **AMANDA PARTIN RAY, EXECUTRIX OF THE JACK W. ROSS ESTATE AND AMANDA PARTIN RAY, TRUSTEE OF THE AMY LYNCH TRUST U/W DATED SEPTEMBER 4TH, 2018**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Rolling Meadows Subdivision, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, TN, to which Plan reference is made for a more detailed description.

Being the same property conveyed by Warranty Deed from Roger Loyd and wife, Elizabeth Loyd, to Jack W. Ross, single, Glenn W. Ross and wife, Phyllis Ross, recorded May 4, 1984, in Book 6285, Page 637, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Jack W. Ross to Glenn W. Ross and wife, Phyllis Ross, recorded June 28, 1984, in Deed Book 6326, Page 578; by Quitclaim Deed from Glenn W. Ross to Phyllis Ross, recorded December 9, 1985, in Deed Book 6730, Page 585; and by Quitclaim Deed from Glenn W. Ross and wife, Phyllis Ross, to Jack W. Ross, recorded August 25, 2000, in Instrument No. 20000825-0084295, said Register's Office.

Jack W. Ross having died on January 20, 2019, leaving a Last Will and Testament, filed in the Seventh Circuit Court for the Twentieth Judicial District of Davidson County, Tennessee, Probate Division, Case No. 19P-298, appointing Amanda Partin Ray as Executor of the Estate and as Trustee of the Amy Lynch Trust,

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 4113 ALBERT DRIVE, NASHVILLE, TN 37210
(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 16th day of December, 2019.

Amanda Partin Ray
BY: AMANDA PARTIN RAY
EXECUTRIX OF THE JACK W. ROSS ESTATE

Amanda Partin Ray
BY: AMANDA PARTIN RAY
TRUSTEE OF THE AMY LYNCH TRUST U/W DATED SEPTEMBER 4, 2018

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of December, 2019, before me personally appeared AMANDA PARTIN RAY, EXECUTRIX of the ESTATE OF JACK W. ROSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act anddeed.

Witness my hand and official seal, this the 16th day of December, 2019.

Rachel Willoughby
Notary Public
My Commission Expires: 8-4-2020

RACHEL WILLOUGHBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY of WILSON

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of December, 2019, before me personally appeared AMANDA PARTIN RAY, TRUSTEE of the AMY LYNCH TRUST U/W DATED SEPTEMBER 4, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of December, 2019.

Rachel Willoughby
Notary Public
My Commission Expires: 8/4/2020

RACHEL WILLOUGHBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY of WILSON

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

