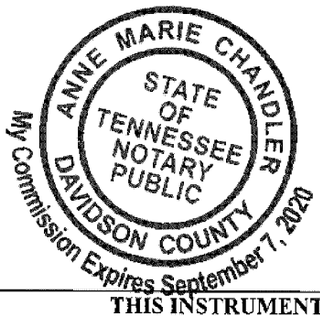
Karen Johnson Davidson County
Batch# 339051 DEEDWARR
01/06/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20200106-0001697

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Belch Brandon Kuchta Michael Kuchta	Broker Solutions, Inc. dba New American Funding	092-10-0G-004.00-CO
1206 7th Avenue North	14511 Myford Road #100	
Nsahville, TN 37208	Tustin, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CLAYTON RICHARD WILSON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL BELCH, A SINGLE MAN, BRANDON KUCHTA, A SINGLE MAN, AND MICHAEL KUCHTA, A SINGLE MAN**, 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:

DB
Bch by DB A/F
Mk by DB A/F

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2720 Delaware of record as Instrument No. 20180830-0089367 and First Amendment Instrument No. 20190226-0017401 and Second Amendment Instrument No. 20190304-0019721 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Thomas Baker and wife, Wendy Pais Baker by Warranty deed from Mayibuye Monanabela, a married person of record in Instrument No. 20141110-0114563 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 10, 2015.

Being a portion of the same property conveyed to Build Nashville, LLC by Warranty deed from Douglas Betty and Laura Betty of record in Instrument No. 20160609-0058627 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on June 09, 2016.

Being a portion of the same property conveyed to Build Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Michael Thomas Baker and Wendy Pais Baker of record in Instrument No. 20170630-0065814 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on June 30, 2017.

Being a portion of the same property conveyed to Build Nashville, LLC by Quitclaim Deed of Consolidation from Build Nashville, LLC of record in Instrument No. 20170825-0087732 Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 25, 2017.

Being the same property conveyed to Clayton Richard Wilson, a married man by Warranty deed from Build Nashville, LLC of record in Instrument No. 20190312-0022460 Register's Office for Davidson County, Tennessee, dated March 8, 2019 and recorded on March 12, 2019.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 530 28th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2019.

Clayton Richard Wilson

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clayton Richard Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2019.

Notary Public

My Commission Expires: 03-13-23

ALEXIS MOMBELA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 13, 2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022