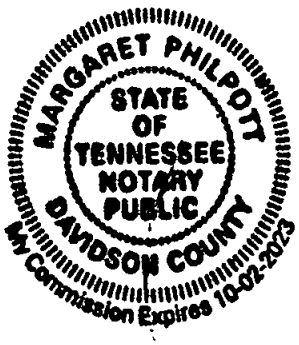
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2020

Margaret Philpott
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gaurav Narang	New Owner	133-15-0D-002.00
(NAME)	(NAME)	
530-B Paragon Mills Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 341476 **DEEDWARR**
01/10/2020 10:48:59 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200110-0003674

For and in consideration of the sum of Ten 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, **Build Trust, LLC, a Tennessee Limited Liabilty Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gaurav Narang, single man,** 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 "House B" together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 530 PARAGON MILLS, A TOWNHOME DEVELOPMENT, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180509-0044346, being shown on Survey attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180509-0044346, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Build Trust Homes, LLC, a Tennessee Limited Liability Company by Quitclam Deed from Wael Zaki and Mina Maguib dated February 13, 2019 and recorded in Instrument Number 20190313-0023218, Register's Office for Davidson County, Tennessee. Also See Quitclaim Deed of record in Instrument Number 20200110-0003551, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration

thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180509-0044346, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any, and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 530-B Paragon Mills Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 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 hands this 9th day of January, 2020.

Build Trust, LLC

Wael Zaki, Member
Wael Zaki, Authorized Member

Mina member
Mina Naguib, Authorized Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Wael Zaki and Mina Nabuib , with whom I am personally acquainted Authorized Members of Build Trust, LLC and that they as such Authorized Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Authorized Members.

WITNESS my hand and seal this 9th day of January, 2020.

Notary Public
My Commission Expires: 11-8-21

File No.: 201911062

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY