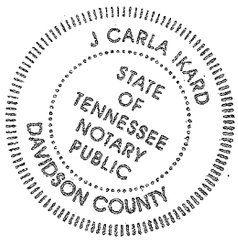
Karen Johnson Davidson County
Batch# 347861 DEEDWARR
01/23/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20200123-0008635

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(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
Paul Avery Jankowski	new owner	133-15-0D-001.00
(NAME)	(NAME)	
530-A Paragon Mills Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul Avery Jankowski,** an unmarried 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 A" 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 Quitclaim 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.

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-A 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 23rd day of January, 2020.

Build Trust Homes, LLC

Wael Zaki, Member
Wael Zaki, Member

Mina Naguib, Member
Mina Naguib, 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 Naguib, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to Members of Build Trust Homes, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members of Build Trust Homes, LLC

WITNESS my hand and seal this 23rd day of January, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 201912045

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)