WARRANTY DEED

Karen Johnson Davidson County
Batch# 387623 DEEDWARR
04/17/2020 11:56:03 AM 2 pgs
Fees: $13.00 Taxes: $2,042.40

20200417-0040468

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JASON R. JONES

File No.: AGL-20-4400

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

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
KENZIE ELIZABETH DENT AND BRAYDON SMITH	TRUIST BANK 901 SEMMES AVE. RICHMOND, VA 23224	091-12-0-354.00
(NAME) 901 SEMMES AVENUE	(NAME)	
(ADDRESS) RICHMOND, VA 23224	(ADDRESS)	
(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, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KENZIE ELIZABETH DENT, AN UNMARRIED WOMAN, AND BRAYDON SMITH, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 305, Block 38, No.1 Plan of West Nashville, as shown on plat of record in Plat Book 57, Pages 74 & 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Build Nashville, LLC by Warranty Deed from Jeremy T. Hayes and Leanne K. Hayes, husband and wife, dated April 29, 2019, recorded April 30, 2019, in Instrument No. 20190430-0040047, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Build Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed for Separation of Tax Parcels from Build Nashville, LLC, a Tennessee limited liability company, dated June 13, 2019, recorded June 13, 2019, in Instrument No. 20190613-0057051, as corrected by Scrivener's Affidavit recorded in Instrument Number 20200310-0026962, in the Register's Office of Davidson County, Tennessee

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 4400 DELAWARE AVENUE, NASHVILLE, TN 37209
(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 15th day of April, 2020.

BUILD NASHVILLE, LLC

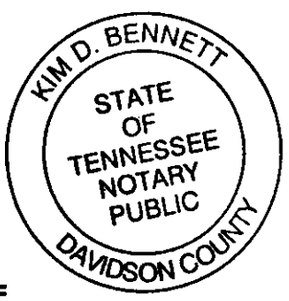
BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, 2020, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of BUILD NASHVILLE, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2020.

Notary Public
My Commission Expires: 5/9/23



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171