STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$450,000.00** (Four Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of May, 2020.

NOTARY PUBLIC ~~MY COMMISSION EXPIRES:~~ 3/6/21

(NOTARY SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 402813 **DEEDWARR**
05/19/2020 03:05:00 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200519-0052084

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Build Nashville DB2, LLC 6712 Darden Place Nashville, TN 37205	**SAME AS NEW OWNER**	10212006600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH M. SIMPSON, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BUILD NASHVILLE DB2, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A 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. 249 on the Map of Section E, Horton Heights, as of record in Book 2133, page 84, Register's Office of Davidson County, Tennessee.

Said Lot No. 249 fronts 110.2 feet on the westerly side of Darden Place and runs back 327.7 feet on the southerly line and 333.5 feet on the northerly line, to a dead line in the rear on which it measures 152 feet.

Being the same property conveyed to H.R. Simpson and Joseph M. Simpson, both unmarried individuals, as joint tenants with full rights of survivorship, by deed from H.R. Simpson a/k/a Henry Reed Simpson of record in Instrument No. 20120606-0049304, dated May 24, 2012 and recorded June 6, 2012, Register's Office for Davidson County, Tennessee. The said H.R. Simpson having since died June 9, 2019 leaving Joseph M. Simpson as surviving tenant.

Being also known as 6712 Darden Place, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6712 DARDEN PLACE** **NASHVILLE, TN 37205**

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

LTSR Number: GTE File: 2020055610

WITNESS, this 15th day of May, 2020

Joseph M. Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph M. Simpson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

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

JEFFREY M GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2020

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2020055610