WARRANTY DEED

Karen Johnson Davidson County
Batch# 433337 DEEDWARR
07/08/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $4,025.60
20200708-0074222

File No.: AGL-20-5005

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,088,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23 (AFFIX SEAL)

AMY L WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Warner Jones, Trustee of The 5005 Nevada Trust dated May 29th, 2020	SYNOVUS MORTGAGE CORP.	091-15-0-233.00
(NAME)	(NAME)	
5005 Nevada Ave.	1033 DEMONBRUEN STREET, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37203	
(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 DB2, 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, **THOMAS CARMONA AND WARNER JONES, TRUSTEES OF THE 5005 NEVADA TRUST DATED MAY 29, 2020**, 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 part of Block 17, on Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated November 3, 1999, as follows:

Beginning in the southern margin of Third Avenue, now known as Nevada Avenue, at a point 110 feet west from the west margin of Ninth Street, now known as 50th Avenue North, and running thence westwardly 50 feet along the southern margin of said Nevada Avenue; thence at right angles, southwardly and parallel with 50th Avenue North, 150 feet to the northern margin of an alley; thence at right angles eastwardly 50 feet along the margin of said alley; thence at right angles northwardly and parallel with 50th Avenue, 150 feet to the point of beginning.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, by Warranty Deed from Phillip C. Barnett and wife, Kristie M. Barnett, husband and wife, dated August 21, 2019, recorded August 23, 2019, in Instrument No. 20190823-0085214, corrected by Scrivener's Affidavit of record in Instrument No. 20190913-0093014, 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 5005 Nevada Ave., 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 6th day of July, 2020.

BUILD NASHVILLE DB2, LLC, a Tennessee limited liability company

BY: _____

Adam G. LaFevor
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2020, before me personally appeared ADAM G. LAVEVOR, 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 DB2, LLC, a Tennessee limited liability company, 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 6th day of July, 2020.

Kim D. Bennett
Notary Public
My Commission Expires: 5/4/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

