WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 469168 DEEDWARR
09/03/2020 10:57:42 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20200903-0100444

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
HBH, LLC	New Owner	118-03-0-038.00
(NAME)	(NAME)	
5210 Maryland Way, Ste. 202 (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **HBH, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of **TENNESSEE**, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Units 1-5, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 556 Rosedale, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200219-0018552, amended at 20200225-0021110 and 20200311-0027445, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Build Nashville, LLC, a Tennessee limited liability company to Build Nashville DB2, LLC, of record as Instrument No. 20190617-0058215, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Build Nashville, LLC by Warranty Deed from Benjamin Phillips and wife, Audrey Phillips, of record as Instrument No. 20190408-0031928, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 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 (7) Shared Driveway Maintenance Agreement of record as Instrument No. 20200819-0093562 (8) Joint Driveway Easement of record as Instrument No. 20200817-0092072 (9) Access Easement of record as Instrument No. 20200817-0092078 (10) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20200825-0096078.

unimproved ☐
This is improved ☒ property, known as 556 Rosedale Avenue, Nashville, Tennessee 37211
(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 GRANTEE, its heirs and assigns forever; and does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind itself, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 28tht day of August, 2020.

BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

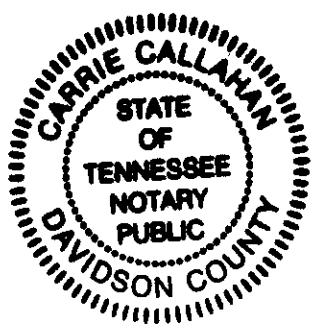
BY: ADAM G. LaFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Rutherford

On this the 28th day of August, 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 to be the Authorized Agent of BUILD NASHVILLE DB2, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2020.

Notary Public
My Commission Expires: 3/8/2021



RETURN TO:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RAK 20-556