WARRANTY DEED

BUILD-H20445

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF October, 2020.

Notary Public

(Affix Seal)

My Commission Expires: 3/8/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Build Nashville, LLC	NEW OWNERS	081.12-0-255.00
6344 Columbia Ave ~~1529 Arthur Avenue~~		
Nashville, TN ~~37208~~ 37209		

Karen Johnson Davidson County
Batch# 491594 DEEDWARR
10/07/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201007-0116522

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 consideration, the receipt of which is hereby acknowledged, I/we, THE ELROD RENTAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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:

Tract 1:
Land in Davidson County, Tennessee being the northerly 25 feet of Lot No. 354, in the Town of McGavock, as per plan of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 354 fronts 25 feet on the westerly side of Arthur Avenue, formerly Wetmore Street and runs back between parallel line to an alley.

Tract 2:
Being the southerly one-half of Lot No. 354, on the Plan of McGavock, Wetmore and Other's First Addition to Nashville Called the Town of McGavock, as of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 354 fronts 25 feet on the westerly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed of The Elrod Rental Group, LLC, a Tennessee Limited Liability Company by deed from Keith Elrod, a married man of record in Book 201211050101483, recorded on 11/05/2012, Register's Office for Davidson County, Tennessee.

Previously conveyed to Keith Elrod, unmarried by deed from Betty Adams Green, Executrix of the Estate of Ronnie Wayne Green recorded in Inst. #201107050051110.

( ) unimproved
This is (X) improved property known as 1529 Arthur Avenue, Nashville, Tennessee 37208 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210 AGL-20-1529 BN

Witness my/our hand(s) this 5th day of October, 2020 :

_____ _____

THE ELROD RENTAL GROUP, LLC by Keith R. Elrod, Member

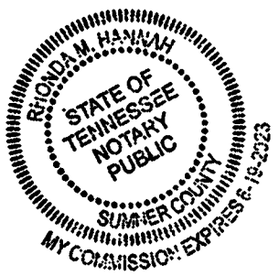
STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Keith R. Elrod**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **THE ELROD RENTAL GROUP, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Member.** by himself/herself as such.

Witness my/our hand(s) this 5 day of Oct, 2020.

_____
Notary Public

My Commission Expires:_____



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

