WARRANTY DEED



File No.: AGL-20-4111 BN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $944,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacey E. Newman	New Owner	13102009100
(NAME)	(NAME)	
4111 Kimbark Drive Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

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 DBH, 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, **LACEY E. NEWMAN, AN UNMARRIED WOMAN**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4111 of Homes at 4111 & 4113 Kimbark Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4111 & 4113 Kimbark Drive, a Horizontal Property Regime, of record in Instrument Number 20200207-0014242, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Build Nashville DBH, LLC by Warranty Deed from Bradford Realty Partners, a Tennessee General Partnership of record in Instrument No. 20190612-0056574, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019 and recorded on June 12, 2019 and Deed of Correction recorded in Instrument No. 20190829-0087097.

Being part of the same property conveyed to Bradford Realty Partners, a Tennessee general partnership by Special Warranty Deed from Bradford Furniture Company, Inc., a Tennessee corporation of record in Instrument No. 20121221-0118111, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012 and recorded on December 21, 2012.

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.

This is **improved** property, known as 4111 Kimbark Drive, Nashville, TN 37215
(House Number) (Street)

Karen Johnson Davidson County
Batch# 494566 **DEEDWARR**
10/14/2020 09:47:00 AM 2 pgs
Fees: $13.00 Taxes: $3,496.13

20201014-0119238

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 9th day of October, 2020

Build Nashville DBH, LLC, a Tennessee Limited Liability Company

By: _____
Jamie Denise Duncan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jamie Denise Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Build Nashville DBH, LLC, the within named bargainor, a Limited Liability Company, and that such Jamie Denise Duncan as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 9th day of October, 2020.

_____
Notary Signature
My commission expires: 3/8/2021

