WARRANTY DEED

Karen Johnson Davidson County
Batch# 520432 DEEDWARR
11/23/2020 01:17:03 PM 2 pgs
Fees: $13.00 Taxes: $3,514.63

20201123-0137380

File No.: AGL-20-4103 BN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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
Kathy Harris	NEW OWNER	131021G00100
(NAME)	(NAME)	
4103 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, **KATHY HARRIS, SINGLE 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. 4103 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4103 and 4105 Kimbark Drive, a Horizontal Property Regime, of record in Instrument Number 20190919—0095288, 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; together with a percentage interest in the common elements as set forth in said Declaration, to Which reference is hereby made for a more complete description.

Being part of the same property conveyed to Build Nashville DBH, LLC, by Warranty Deed from Bradford Realty Partners, a Tennessee General Partnership, dated June 6, 2019, recorded June 12, 2019, in Instrument No. 20190612-0056574; as corrected by Deed of Correction recorded August 29, 2019, in Instrument No. 20190829-0087097, in the Registers 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.

This is **improved** property, known as 4103 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 20th day of November, 2020

Build Nashville DBH, LLC, a Tennessee Limited Liability Company

By: _____ Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, 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 Authorized Agent of Build Nashville DBH, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 20th day of November, 2020.

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

