WARRANTY DEED

Karen Johnson Davidson County
Batch# 540056 DEEDWARR
12/22/2020 11:38:11 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20201222-0152110

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: 7-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Build Trust Homes,LLC	SME AS NEW OWNER	150-06-0-185.00
(NAME)	(NAME)	
2016 Pulley Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ron J. Andriotto Sr. and Carol A. Andriotto,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Build Trust Homes,LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 32 on the Plan of West Lake Subdivision of record in Book 6250, Page 785, Register's Office for Davidson County, Tennessee, to which reference is herein made for a more complete and accurate description.

Being a portion of the same property conveyed to Ronald Andriotto and Carol A. Martinelli, Husband and Wife, from Ronald Andriotto AKA Ron J. Andriotto, Sr. and Carol A. Martinelli Andriotto N/K/A Carol A. Martinelli, husband and wife, by Quitclaim Deed on September 30, 2015, of record in Instrument Number 20151106-0113502, Register's Office for Davidson County, Tennessee.

Subject to all matter as shown on Plan of record in Book 6250, Page 785, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee (s)

unimproved ☐

This is improved ☑ property, known as 3024 Wilford Pack Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 17th day of November, 2020.

Ron J. Andriotto Sr. — Carol A. Andriotto

State of Tennessee
County of Davidson

Personally appeared before me Ron J. Andriotto Sr. and Carol A. Andriotto, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No.: 202011024