Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-226BN

Name and Address of New Owner:
Build Nashville DBH, LLC
601 44th Ave North
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 576446 DEEDWARR
02/24/2021 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210224-0022955

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11516009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **L. & A. Holdings, Inc., an Illinois Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Build Nashville DBH, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, in the 8th Civil District, described as lot No. 1 on the Resubdivision of Lot No. 11 on the Map of West Meade Farms, Inc., Section 1, of record in Instrument No. 20130206-0012282, Register's Office for Davidson County, Tennessee, and previously described in Book 1424, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. & A. Holdings, Inc., an Illinois Corporation by Warranty Deed from Nancy Jo Coburn, Executrix of the Estate of Mary Esther Ham, dated September 20, 2012, of record in Instrument No. 20120924-0086567, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved Property known as: 226 Brook Hollow Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2021.

L. & A. Holdings, Inc., an Illinois Corporation LLC, an Illinois Limited Liability Company

By: _____
Kelly Land, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Kelly Land, 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 President of L. & A. Holdings, Inc., an Illinois Corporation, the within named bargainor, a Limited Liability Company, and that such Kelly Land as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, TN, this 16th day of February, 2021.

_____
Notary Signature

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Printed Name: Greg Fairbetter

My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of February, 2021.

_____
Notary Public
My commission expires: 3/8/2021
File No. 20-1628

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202102240022955

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

