Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4833

Karen Johnson Davidson County
Batch# 589172 DEEDWARR
03/11/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,521.14
20210311-0032083

WARRANTY DEED

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

File No.: RES-20-4113 Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $951,660.00.

R. Claiborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 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
Ashley S. Meade	New Owner	131-02-1J-002.00
(NAME)	(NAME)	
4113 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, **ASHLEY S. MEADE, SINGLE**, 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. 4113 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.

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 4113 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 23rd day of December, 2020

Build Nashville DBH, LLC, a Tennessee Limited Liability Company

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

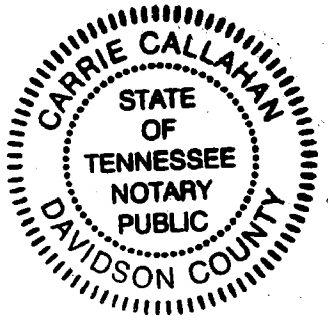
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 23rd day of December, 2020.

_____
Notary Signature

My commission expires: 3/8/2021



CERTIFICATE OF AUTHENTICITY

I, Andee Anthony, do hereby make oath that I am a licensed attorney and/or 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.

Andee Anthony

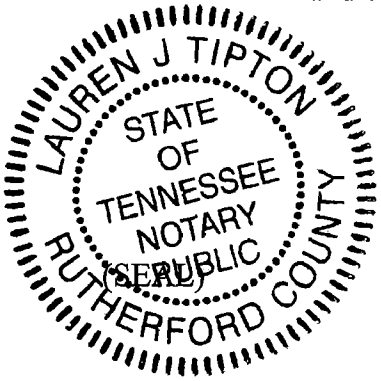
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lauren J. Tipton, a notary public in and for the aforesaid county and state, the within named Andee Anthony, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren J Tipton

Notary Public

My Commission Expires: 4/17/2023