This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 605880 **DEEDWARR**
04/05/2021 09:20:59 AM 2 pgs
Fees: $13.00 Taxes: $6,068.00

20210405-0043624

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $1,640,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of March, 2021.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Bradley Scott Wright and Eileen Marie Wright<br>8807 Shoshone Ave<br>Northridge, CA 91325 | Bradley Scott Wright and Eileen Marie Wright<br>8807 Shoshone Ave<br>Northridge, CA 91325 | 092-10-0G 001.00 &<br>092-10-0G 002.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLIFTON TOWNHOME 618, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WRIGHT FAMILY ESTATE TRUST DATED DECEMBER 4, 2006, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, herecitaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

524 28th Ave N:
Map/Parcel No. 092-10-0G 001.00

Land in Davidson County, Tennessee, being Unit No. 1, Homes at 2720 Delaware, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170830-0089367, as amended by First Amendment of record in Instrument No. 20190226-0017401, and Second Amendment of record in Instrument No. 20190304-0019721, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as "Exhibit 1" to said First Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifton Townhome 618, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Build Nashville, LLC, dated 03/01/2019, of record in Instrument No. 20190306-0020341, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Build Nashville, LLC, by Warranty Deed from Douglas Betty and Laura Betty, dated 06/09/2019, of record in Instrument No. 20160609-0058627; Quitclaim Deed from Michael Thomas Baker and Wendy Pais Baker, dated 06/30/2017, of record in Instrument No. 20170630-0065814; and Quitclaim Deed of Consolidation from Build Nashville, LLC, as recorded on 08/25/2017 in Instrument No. 20170825-0087732, all in the Register's Office for Davidson County, Tennessee.

526 28th Ave N:
Map/Parcel No. 092-10-0G 002.00

Land in Davidson County, Tennessee, being Unit No. 2, Homes at 2720 Delaware, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170830-0089367, as amended by First Amendment of record in Instrument No. 20190226-0017401, and Second Amendment of record in Instrument No. 20190304-0019721, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as "Exhibit 1" to said First Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifton Townhome 618, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Build Nashville, LLC, dated 03/01/2019, of record in Instrument No. 20190306-0020337, as corrected in Instrument No. 20190501-0040601, and Instrument No. 20190501-0040615, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Build Nashville, LLC, by Warranty Deed from Douglas Betty and Laura Betty, dated 06/09/2019, of record in Instrument No. 20160609-0058627; Quitclaim Deed from Michael Thomas Baker and Wendy Pais Baker, dated 06/30/2017, of record in Instrument No. 20170630-0065814; and Quitclaim Deed of Consolidation from Build Nashville, LLC, as recorded on 08/25/2017 in Instrument No. 20170825-0087732, all in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 524 & 526 8th Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22 day of March, 2021.

Clifton Townhome 618, LLC

By: _____
John White, Authorized Representative

BY: _____
David Best, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, a LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said John White as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 22 day of March, 2021.

My commission expires: 9-6-22

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Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Best, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, a LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said David Best as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 22 day of March, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY