(3)

WARRANTY DEED

Karen Johnson
Batch# 634693
05/12/2021 12:28:13 PM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20210512-0064058

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Build Nashville, LLC	Same as new owner	091-13-0-218.00
(NAME)	(NAME)	
601 44th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Norma Anderson, unmarried, and Lisa Anderson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Build Nashville, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 3 of Block "L" on the map of Crolywood Subdivision, Section I, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the east side of West Bend Road and runs back between lines 138 feet on the north line and 139 feet on the south line to a dead line on which it measures 60 feet.

Being the same property conveyed to William T. Anderson and wife, Faye Anderson, by Warranty Deed from David L. Yates and wife, Elizabeth R. Yates, dated May 28, 1962, of record in Book 3398, page 301, Register's Office for Davidson County, Tennessee. Faye Anderson died on August 13, 2011, leaving William T. Anderson as surviving tenant by the entirety. William T. Anderson died intestate on June 10, 2020, leaving his wife, Norma Anderson, and daughter, Lisa Anderson as his only heirs at law as shown in Case No. 20P1354 in the Seventh Circuit for Davidson County, Tennessee, 20th Judicial District Probate Division at Nashville and in Affidavits as to Heirship of record in Instrument No. 20210512-0064056 and Instrument No. 20210512-0064057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the map of record in Book 1130, page 65, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 W. Bend Dr., Nashville, TN 37209

(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 our hands this 7th day of May, 2021.

Norma Anderson

Lisa Anderson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Norma Anderson and Lisa Anderson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34023

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires
January 30, 2022