Karen Johnson Davidson County
Batch# 652269 DEEDWARR
06/09/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,593.95
20210609-0077143

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No.: RES-21-4117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $971,339.00.

Eliza Whitfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2021.

Carmen Coats
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
Scott McCullough and Sydney Grigg	Wells Fargo Bank	131 02 1K 002.00 CO
(NAME)	(NAME)	
4117 Kimbark Drive Nashville, TN 37215	2701 Wells Fargo Way MAC x9999-01H Minneapolis, MN 55467	
(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, SCOTT MCCULLOUGH AND SYDNEY GRIGG, HUSBAND AND WIFE, 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. 4117 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4115 & 4117 Kimbark Drive, a Horizontal Property Regime, of record in Instrument Number 20200213-0016780, 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, to which reference is hereby made for a more complete description.

Being part the same property conveyed to Build Nashville DBH, LLC, by Warranty Deed from Bradford Realty Partners, a Tennessee General Partnership, dated June 6, 2019, recorded June 12, 2019, in Instrument No. 20190612-0056574, corrected by Deed of Correction recorded in Instrument No. 20190829-0087097, in the Register's Office of Davidson County, Tennessee.

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 4117 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 3rd day of June, 2021

Build Nashville DBH, LLC, a Tennessee Limited Liability Company

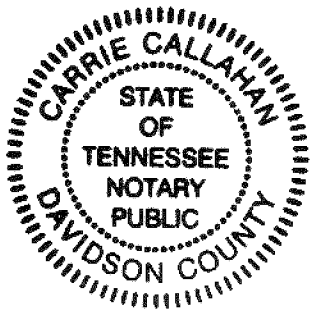
By: _____
Jamie Denise Duncan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Jamie Denise Duncan, 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 Member of Build Nashville DBH, LLC, the within named bargainor, a Limited Liability Company, and that such Jamie Denise Duncan as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 3rd day of June, 2021.

_____
Notary Signature
My commission expires: 3/3/25



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022