Karen Johnson Davidson County
Batch# 658683 DEEDWARR
06/17/2021 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $933.14
20210617-0081828

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$252,200.00**

Tammy L Potts
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2021.

Vanessa E. Allen
Notary Public

My commission expires: 8/22/22

(AFFIX SEAL)

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Build Trust Homes, LLC, a Tennessee limited liability company** | New Owner | **081-03-0-070.00** |
| **2207 15th Avenue N** | 2016 Pulley Place | |
| **Nashville, TN 37208** | Nolensville TN 37135 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Build Trust Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 19 on the Plan of H. N. Myers, of record in Plat Book 21 Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to J & L Investments by Warranty Deed dated February 19, 2021, from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210302-0026757, and as corrected by an Instrument of Correction of record in Instrument No. 20210617-0081827 Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Plat Book 21, Page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement to the City of Nashville for Sanitary Sewer, of record in Book 3347, page 146, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

**This is unimproved property known as 2207 15th Avenue N, Nashville, TN 37208.**

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 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 my/our hand(s) this 15th day of June, 2021.**

**John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2021.**

**Notary Public**

**My Commission Expires:** 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY