WARRANTY DEED

Karen Johnson Davidson County
Batch# 694188 DEEDWARR
08/10/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,660.73
20210810-0107965

File No.: RES-21-4209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,259,658.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
William Coachman Vereen and Anne D. Vereen	Ally Bank	091 16 0 277.00
(NAME)	(NAME)	
4209 Dakota Avenue Nashville, TN 37209	P.O. Box 11733 Newark, NJ 07101-4733	
(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 DB2, 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, **WILLIAM COACHMAN VEREEN AND ANNE D. VEREEN, A MARRIED COUPLE** 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:

Land in Davidson County, Tennessee, being Lot No. 110, Block 5 on the Plan of Charlotte Park Addition to West Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, by Warranty Deed from Ric Kipker and Susan Notarian-Kipker, husband and wife, dated September 30, 2020, recorded October 2, 2020, in Instrument No. 20201002-0113814, 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 4209 Dakota Avenue, Nashville, TN 37209
(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 6th day of August, 2021.

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

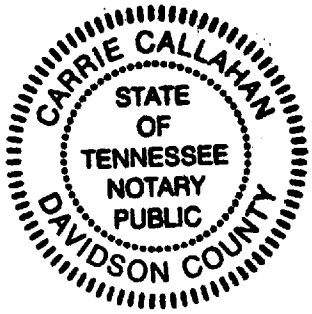
By: _____, Auth Agt
Adam G. LaFevor, Authorized Agent

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 DB2, 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 6th day of August, 2021.

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



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021.

Affiant Signature

8/9/21
Date

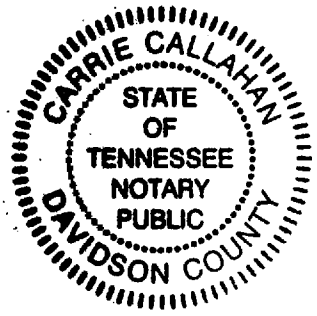
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-4209