WARRANTY DEED

Karen Johnson Davidson County
Batch# 731951 DEEDWARR
10/08/2021 12:09:30 PM 5 pgs
Fees: $28.00 Taxes: $2,479.00
20211008-0135605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF October, 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
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville DB2, LLC	Same as owner	
(NAME)	(NAME)	
601 44th Ave North		131-15-0-003.00
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LORI J. GOOD GRIMES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE DB2, 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. 32 on the Plan of Harpeth Acres, Section Seven of record in Plat Book 2331, Page 154, in the 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 Brian S. Good and wife, Lori J Good by Warranty Deed from Mark T. Osborne and Ethel Lee Osborne, Trustees, or their Successor in Trust, Under the Osborne Living Trust, Dated May 15, 1999 of record in Instrument No. 20050518-0055923, Register's Office for Davidson County, Tennessee, dated May 6, 2005. Brian S. Good conveyed his interest in said property to Lori J. Good by Quitclaim Deed of record in Instrument No. 20091123-0107275, Register's Office for Davidson County, Tennessee.

Lori J. Good has since re-married and is now known as Lori J. Good Grimes.

Gerald Grimes joins in executing this deed to convey any marital status he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4637 Shys Hill Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-4637

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 my hand this 5th day of October, 20 21

Lori J Good Grimes

LORI J. GOOD GRIMES

Gerald Grimes

GERALD GRIMES

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori J. Good Grimes and Gerald Grimes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20____.

Commission expires

See Attached

Notary Public

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of .

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 5th day of October, 2021, by
Date *Month* *Year*

Lori J. Good Grimes
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Stephaniee Matthews
Name of Notary Typed, Printed or Stamped

STEPHANIEE MATTHEWS
Commission # GG 352741
Expires July 8, 2023
Bonded Thru Budget Notary Services

☐ Personally known

☒ Produced Identification

Type of Identification Produced: FL DL/ US Passport / Marriage Cert

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: Gerald Grimes

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FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 5th day of October, 2021, by
Date *Month* *Year*

Gerald Grimes
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Stephaniee Matthews
Name of Notary Typed, Printed or Stamped

STEPHANIEE MATTHEWS
Commission # GG 352741
Expires July 8, 2023
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Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: Lori J. Good Grimes

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Certificate of Authenticity

I, Adam G. Laferor, 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 October 4/6, 2021.

Affiant Signature

10/6/21
Date

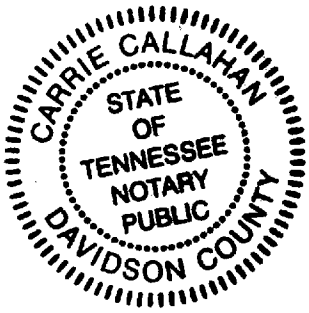
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of October, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-4637