Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-1221

WARRANTY DEED

Karen Johnson Davidson County
Batch# 733433 DEEDWARR
10/11/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,823.10
20211011-0136091

J-WI-21-1221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $763,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25 (AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Build Nashville, LLC	**New Owner**	
(NAME)	(NAME)	**131-07-0-123.00**
601 44th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRITTANY R. STANCOMBE, MARRIED,*** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

***now known as Brittany S. Hopper**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts 100 feet on the Southerly side of Glendale Lane and runs back 255.7 feet on the Easterly line and 224.7 feet on the Westerly line, to a dead line on which it measures 90 feet.

Being the same property conveyed to Brittany R. Stancombe by Warranty deed from Emily N. Lister and David A. Lister, wife and husband and James L. Netterville, married of record in Instrument No. 20170428-0042005 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on April 28, 2017.

Brittany R. Stancombe having since married and is n/k/a Brittany S. Hopper. Herbert Andrew Hopper, IV will be joining in this conveyance as spouse to Brittany R. Stancombe to convey any interest he may have in said property, marital or otherwise.

This conveyance is subject to:
- Current years taxes which have been prorated and assumed by the Grantee(s).
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1221 Lone Oak Rd, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 30th DAY OF SEPTEMBER, 2021.

Brittany R. Stancombe n/k/a Brittany S. Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY R. STANCOMBE N/K/A BRITTANY S. HOPPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

Notary Public
My Commission Expires:
(SEAL)



Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2021.

Herbert Andrew Hopper, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Andrew Hopper, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Adam G. LaFevor, 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, 2021.

Affiant Signature

10/4/21
Date

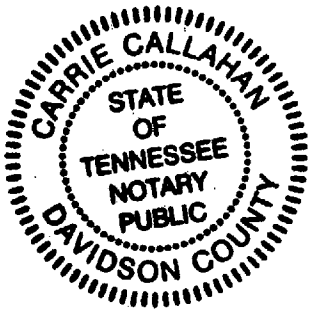
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4 day of October, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-1221