WARRANTY DEED

Karen Johnson Davidson County
Batch# 781002 DEEDWARR
12/29/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20211229-0171046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 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
Hardeman, Montgomery & Potter, 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	New Owner	
(NAME)	(NAME)	129 03 0 004.00
601 44th Ave N		
(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, WE, **ROBIN HILL ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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.46 on the Plan of Section I, West Meade Farms, Inc., as of record in Book 1424, Page 47, Register's Office for said County.

Said Lot 46 fronts 279.7 feet on the Northwesterly side of Robin Hill Road and runs back 379.8 feet on the Southwesterly line, and 383.6 feet on the Northeasterly line, which is a broken line, to a dead line, measuring 215.8 feet thereon, containing 2.3 acres, more or less.

Being the same property conveyed to Robin Hill Estates, LLC, a Tennessee limited liability company, by Warranty Deed from Susan Manlove Gianikas, married, and Samuel Kenneth Rutherford, Jr., married, and Katherine Ann Wilkins, married, being the sole heirs at law of Mary Louise Rutherford, deceased, of record in Instrument No. 20190801-0075879, in the Register's Office of Davidson County, Tennessee, dated July 25, 2019 and recorded on August 01, 2019.

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 225 Robin Hill Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (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 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 21 day of December, 2021.

ROBIN HILL ESTATES, LLC

BY: _____

BARRY BRANAN WHITE, II, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barry Branan White, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Robin Hill Estates, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 21 day of December, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-225

Certificate of Authenticity

I, Adam 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 December 22, 2021.

Affiant Signature

12/22/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-225