WARRANTY DEED

Karen Johnson Davidson County
Batch# 808896 DEEDWARR
02/22/2022 10:23:28 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220222-0019740

File No.: RES-22-6717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC 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
Build Nashville DB2, LLC	Same as owner	102 12 0 054.00
(NAME)	(NAME)	
601 44th Avenue North Nashville, TN 37209		
(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, **NANCY BAILEY, WIDOWED**, herein after called the Grantor(s), 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 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 211 on the Plan of Horton Heights, Section D, of record in Book 2133, Page 78, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 211 fronts 124.1 feet on the Easterly margin of Tombill Drive, now Greeley Drive, and extends back Eastwardly 333.1 feet on the Southerly side and 342.7 feet on the Northerly side to a dead line in the rear measuring 129.2 feet.

Being the same property conveyed to Robert W. Bailey, and wife, Nancy Bailey, from Robert J. Floyd and wife, Martha D. Floyd, by Warranty Deed dated August 24, 1972, recorded August 29, 1972, in Book 4632, Page 488, in the Register's Office for Davidson County, Tennessee. The said Robert W. Bailey having died January 11, 2002.

Robert W. Bailey having since passed away on January 11, 2002 leaving Nancy Bailey as sole surviving tenant.

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 6717 Greeley Drive, Nashville, TN 37205
(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 17th day of February, 2022

Nancy Bailey

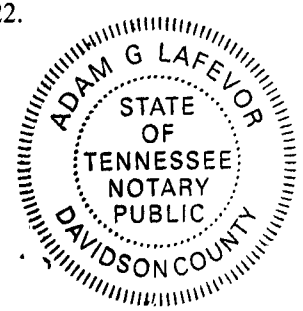
Nancy Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2022, before me personally appeared Nancy Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2022.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

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