WARRANTY DEED

Karen Johnson Davidson County
Batch# 853167 DEEDWARR
05/10/2022 12:15:45 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220510-0053368

J-SGA-22-6733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MAY, 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
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)	**102-12-0-037.00**
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, **TROY GILBERT GILCHRIST IN HIS CAPACITY AS THE TRUSTEE OF THE LURIE B. WALKER FAMILY TRUST,** 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:

Land in Davidson County, Tennessee, being in the 8th Civil District of said County, and being Lot No. 144, on the Plan of Horton Heights, Section VI, as of record in Book 2133, Page 24, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 144 fronts 131 feet on the Southerly side of Fleetwood Drive and extends back between lines 292.4 feet on the Easterly side and 245.4 feet on the Westerly side to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Ernest L. Walker and wife, Lurie B. Walker, from Harris D. Hatcher, Sr., and wife, Ruby Schulock Hatcher, by Warranty Deed dated April 1, 1958, recorded April 1, 1958, in Book 2743, Page 435, in the Register's Office of Davidson County, Tennessee. The said Ernest L. Walker, having died on August 10, 1995. The said Lurie B. Walker having died on December 22, 2002, leaving a Last Will and Testament which was filed for probate under Docket No. 21P734, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, transferring subject property to "the then serving Trustee or Trustee of The Lurie B. Walker Living Trust dated august 29, 2001." Also see Affidavit of Inheritance recorded in Instrument No. 20030717-0100650, in the Register's Office of Davidson County.

Further being the same property conveyed to Troy Gilbert Gilchrist, Successor Trustee of the Lurie B. Walker Living Trust, dated August 29, 2001, from Troy Gilbert Gilchrist, in his capacity as the Executor of the Estate of Lurie B. Walker, by Executor's Quitclaim Deed dated June 7, 2021, recorded June 16, 2021, in Instrument No. 20210616-0080943, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Troy Gilbert Gilchrist, in his capacity as the Trustee of the Lurie B. Walker Family Trust, from Troy Gilbert Gilchrist, in his capacity as the Successor Trustee of the Lurie B. Walker Revocable Trust, by Trustee's Quitclaim Deed dated June 7, 2021, recorded June 16, 2021, in Instrument No. 20210616-0080944, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 24, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2106, Page 178, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-6733

This is improved property known as: 6733 Fleetwood Drive, Nashville, Tennessee 37205.

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 2nd DAY OF MAY, 2022.

Trustee of the Lurie B. Walker Family Trust

BY: Troy Gilbert Gilchrist, TRUSTEE
Troy Gilbert Gilchrist
Trustee

STATE OF ~~TENNESSEE~~ New Mexico
COUNTY OF ~~DAVIDSON~~ Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY GILBERT GILCHRIST, TRUSTEE of THE LURIE B. WALKER FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of May, 2022.

Dorothy Ann McKenney
Notary Public
My Commission Expires: 09/22/2024
(SEAL)

STATE OF NEW MEXICO
NOTARY PUBLIC
DOROTHY ANN MCKENNEY
Commission # 1130622
My Comm. Exp. 09/22/2024

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