Karen Johnson Davidson County
Batch# 857698 DEEDWARR
05/18/2022 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20220518-0057521

ADDRESS NEW OWNER: Build Nashville DB2, LLC

601 44th Ave North
Nashville TN 37209

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 115-02-0-075.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nancy C. Grimes, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Build Nashville DB2, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John P. Grimes, Jr. and wife, Nancy C. Grimes, from Elizabeth Ann Miles, unmarried, by Warranty Deed of record in Book 10713, Page 857, recorded December 9, 1997, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy C. Grimes by Quitclaim Deed from John P. Grimes, Jr., of record in Instrument No. 20060901-0108714, recorded September 1, 2006, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 1109 Sparta Road, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year have been prorated and payment being assumed by the Grantee;
(2) All matters appearing on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee.
(3) Covenants, Conditions, and Restrictions of record in Book 2602, Page 129, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of May 2022.

Nancy C. Grimes

Nancy C. Grimes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nancy C. Grimes, unmarried** , with whom I am personally acquainted, or who 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 at office this 10th day of May 2022.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

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 before me this 10th day of May 2022.

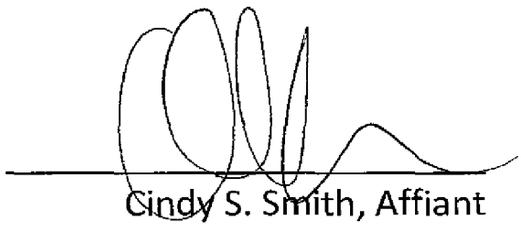
Notary Public
My Commission Expires: 7/9/24

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2204-109

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 May 10, 2022 (date of document).



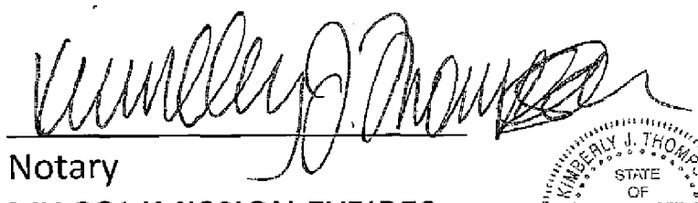
Cindy S. Smith, Affiant

05/11/2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of May, 2022.



Notary

MY COMMISSION EXPIRES: 