THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5193-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 746,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2022. Notary Public MY COMMISSION EXPIRES: 3/3/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 921759 DEEDWARR
09/27/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,760.20
20220927-0106628

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Build Nashville DBH, LLC.	Build Nashville DBH, LLC	
601 44th Ave. N.	601 44th Ave N.	102-15-0-081.00
Nashville, TN 37209	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, **Laraine O. Caldwell, widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Build Nashville DBH, 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. 263 on the Plan of Brook Meade, Section 7 as of record in Book 2331, Page 5, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 263 fronts 194.0 feet on the Easterly side of Templeton Drive and runs back 291.4 feet on the Southerly lot line and 319.5 feet on the Northerly lot line to a line in the rear which measures a total of 83.10 feet thereon.

Being the same property conveyed to John R. Caldwell and wife, Laraine O. Caldwell by Warranty Deed from O. Neal Daly and wife, Anna M. Daly of record in Book 7325, Page 951, Register's Office for Davidson County, Tennessee, dated August 13, 1987 and recorded on August 14, 1987.

The said John R. Caldwell having since died on October 6, 2000, leaving Laraine O. Caldwell, surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **718 Templeton Drive, Nashville, TN 37205**

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-22-718

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.

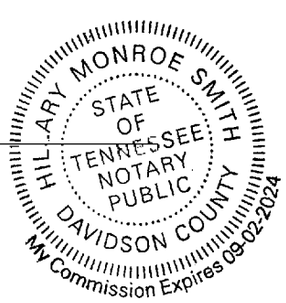
Witness our hands this the 23 day of September, 2022.

Laraine O Caldwell
Laraine O. Caldwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laraine O. Caldwell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2022

My Commission expires: 

Notary Public

Certificate of Authenticity

I, Christy Burkhalter, 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 September 23, 2022.

Christy Burk
Affiant Signature

9/23/22
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of September, 2022.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-22-718

202209270106628