WARRANTY DEED

Karen Johnson Davidson County
Batch# 952611 DEEDWARR
12/16/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $10,015.72
20221216-0130359

File No.: RES-22-1700sale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,706,951.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY L BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Adams		131 03 0 184.00
(NAME)	(NAME)	
1700 Temple Avenue, Nashville, TN 37215	SAME	
(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, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID W. ADAMS, TRUSTEE OF THE DAVID W. ADAMS LIVING TRUST U/A/D FEBRUARY 28, 2020**, 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 Davidson County, Tennessee, being Lot No. 40 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, Page 19, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from Jane P. Callahan, unmarried, by Warranty Deed dated October 8, 2021, recorded October 13, 2021, in Instrument No. 20211013-0137676, in the Register's Office of Davidson County, Tennessee.

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 1700 Temple Avenue, Nashville, TN 37215
(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 16th day of December, 2022

Build Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Adam LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

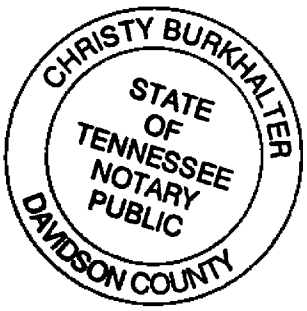
Before me, Christy Burkhalter of the state and county mentioned, personally appeared Adam LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Adam LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

_____
Notary Signature

Printed Name: Christy Burkhalter

My commission expires: 9-8-2025



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kristen Jadlines, 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 16, 2022.

Affiant Signature

12-16-2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

My Commission Expires: 9.8.2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-22-1700sale

202212160130359