THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544450**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Carol M Holmes Affiant Subscribed and sworn to before me, this 7th day of July, 2023. Sabrina Schulhauser Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1023998 DEEDWARR
07/07/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20230707-0052202

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Build Nashville DB2, LLC 601 44th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 115 03 0 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ward Manning Pickens and Rebecca Lynn Pickens, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Build Nashville DB2, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Brook Meade, Section V, as of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ward Manning Pickens and Rebecca Lynn Pickens, husband and wife, by Warranty Deed from Robert M. Pickens, a married man, of record in Instrument No. 20170630-0066039, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017 and recorded on June 30, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade, Section V, as recorded in Plat Book 2133, page 102.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5448, Page 758.

This is improved property located at 717 Richfield Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-717

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2023.

Ward Manning Pickens

Rebecca Lynn Pickens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ward Manning Pickens and Rebecca Lynn Pickens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2023.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Carol M Holmes, 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 July 7, 2023.

Carol M Holmes
Affiant Signature

7/7/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of July, 2023.

Notary's Signature

My Commission Expires: 3/6/24

Notary's Seal



File No. RES-23-717