WARRANTY DEED

Karen Johnson Davidson County
Batch # 1086036 DEEDWARR
12/27/2023 02:16:50 PM 2 pgs
Fees: $13.00 Taxes: $8,602.50

20231227-0099470

File No.: RES-23-718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,325,000.00.

Margaret H. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2023.

S. Deanne Woods
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

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
Elizabeth H. Sherwood and Taylor A. Sherwood	SWBC Mortgage Corp.	102 15 0 081.00
(NAME) 718 Templeton Dr. Nashville TN 37205	(NAME) 9311 San Pedro #100 San Antonio Tx 78216	
(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 DBH, 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, **ELIZABETH H. SHERWOOD AND TAYLOR A. SHERWOOD, WIFE AND HUSBAND**, 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. 263 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, said Register's Office, to which reference is hereby made for a more complete description.

For reference: 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 Build Nashville DBH, LLC., a Tennessee limited liability company, from Laraine O. Caldwell, widow, by Warranty Deed dated September 23, 2022, recorded September 27, 2022, in Instrument No. 20220927-0106628, 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 718 Templeton Drive, Nashville, TN 37205
(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 21st day of December, 2023.

Build Nashville DBH, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Adam LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian Turman of the state and county mentioned, personally appeared Adam LaFevor, Authorized Agent of Build Nashville DBH, LLC, 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 DBH, LLC, the within named bargainor, a Limited Liability Company, and that such Adam LaFevor, Authorized Agent of Build Nashville DBH, LLC 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 21st day of December, 2023.

_____
Notary Signature

Printed Name: Lillian Turman

My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

RETURN TO:

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