WARRANTY DEED

FILE BOX 19B
04-02-001-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of February, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/11/04 08:51 2pgs
Fees:13.00 Taxes:1036.00

20040211-0016308

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Michael T. Sullivan and Maxine Sullivan	**"New Owners"**	182-12-0-A
(NAME) 3180 Old Franklin Pike	(NAME)	047.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee( ), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Provident Development Group, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantor( ), have bargained and sold, and by these presents do transfer and convey unto **Michael T. Sullivan and Maxine Sullivan, Tenants in common with rights of survivorship**, hereinafter called the Grantee( ), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

LAND in Davidson County, Tennessee being Lot Nos. 275, 276 and 277 on the Plan of Apple Valley Subdivision, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Provident Development Group, LLC , by Deed from Designer Homes, a Tennessee General Partnership, of record in Instrument Nos. 20031218-0180343, 20031218-0180345 and 20031218-0180347, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee being Lot Nos. 286, and 318 on the Plan of Apple Valley Subdivision, Section One, of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Provident Development Group, LLC , by Deed from Designer Homes, a Tennessee General Partnership, of record in Instrument Nos. 20030321-0037408, Register's Office for Davidson County, Tennessee.

TRACT III

LAND in Davidson County, Tennessee being Lot Nos. 284 and 317 on the Plan of Apple Valley Subdivision, Section One, of record in Instrument No. 20020809-0096488 and corrected in Instrument No. 20021203-0128635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Provident Development Group, LLC , by Deed from Designer Homes, a Tennessee General Partnership, of record in Instrument Nos. 20030923-0140272 and 20031022-0155814, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year and Homeowners' Association fees which have not been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: Lots 275, 276, 277, 284, 286, 317 & 318 Apple Valley, Antioch, TN 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 5th day of February 2004.

Provident Development Group, LLC
A Tennessee Limited Liability Company

Richard Davis, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared Richard Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member of Provident Development Group, LLC, the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of February 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.