WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/10/04 11:15 2pgs
Fees:13.00 Taxes:943.13
20040810-0096457

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY & Return To:
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla R. Cotham	Carla R. Cotham	182-12-0-A-009.00 co
(NAME)	(NAME)	
505 Appleseed Court	505 Appleseed Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37013	
(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, WE, **Provident Development Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla R. Cotham*** **and David W. Cotham,*** 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:

* An unmarried woman * A married man

BEING Lot No. 291 on the Plan of Apple Valley Subdivision Section One, , as shown by plat of record in Instrument No. 20020809-0096488,, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Provident Development Group, LLC by Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, Lori J. Kelley, and B. & Y., a Tennessee General Parrtnership of record in Deed Book 20010711-0073961, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2003 County Taxes, Map and Parcel, 182-12-0-A-009.00 co $1,377.23 Due. This amount is based on unimproved acreage and is good through July 2004.
3. Subject to all matters appearing on the Plan of record in Instrument No. 20020809-0096488, said Register's Office.
4. Restrictive Covenants of record in Instrument No. 20020724-0088783, said Register's Office.
5. All matters appearing on the Plan of record in Instrument No. 20020809-0096488, said Register's Office. Surveyors Certificate of Correction in Str. No. 200212030148635
6. By-Laws of Apple Valley Subdivision of record in Instrument No. 20020724-0088784, said Register's Office.
7. Charter for Apple Valley Subdivision of record in Instrument No. 20020724-0088782, said Register's Office.
8. Easement for storm water of record in Instrument No. 20020528-0064320, said Register's Office.
9. Any and all visible easements on and across subject property.
10. Subject to any and all building and zoning regulations of City, County and State.
11. Subject to Homeowner Association Assessment Ducs.
12. Subject to Drainage Easement as Shown of record in plat in instrument No. 200208090096488

unimproved ☒

This is improved ☐ property, known as 505 Appleseed Court, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 6th day of August, 2004.

Provident Development Group, ~~LLC~~

By:

Provident Development Group, LLC By
RICHARD ALLEN DAVIS

STATE OF Tennessee
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this. 8/6/04

Commission expires: 9/22/07

Sarah Tyler
Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Before me the above signed Notary, personally appeared Richard Allen Davis, 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 Manager of Provident Development Group, LLC, the within named seller, a limited liability company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Provident Development Group, LLC as Manager.