Davidson County DEEDWARR
Recvd: 10/02/07 10:35 1 pgs
Fees:13.00 Taxes:1480.00

20071002-0117140

JOHN GLEAVES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

AT-20070402

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of September, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 7-2410

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Bradley Sutton and Gerald Duane Campbell	New Owner	P/O 105.09-0-312.00
1013-A West Grove Avenue		
Nashville, TN 37203		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Province Builders, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott Bradley Sutton, unmarried and Gerald Duane Campbell, unmarried, as Tenants in Common with Right of Survivorship**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit A, West Grove Townhomes I, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070918-0111845, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Province Builders, LLC by Warranty Deed from Traci Patton, unmarried dated December 1, 2006 and recorded December 6, 2006 in Instrument # 20061206-0151038, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN Instrument #200709180111845, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

( ) unimproved
This is (X) improved property known as 1013-A West Grove Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 25th day of September, 2007:

Province Builders, LLC
BY: John Swift, Principal

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared John Swift, 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 Principal (or other officer authorized to execute the instrument) of Province Builders, LLC the with in named bargainor, a limited liability company, and that such president or officer as such Principal, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Principal.

Witness my hand and seal this the 25th day of September, 2007.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY