WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of October, 2008.

Notary Public

My Commission Expires: 11/22/08

(Affix Seal)

ADAM LAFEVOR NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

AT-20080189

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Vincent Caruso and Roxanne Caruso	New Owner	105.09-0C-002.00 CO
1013-B 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 **Adam Vincent Caruso and wife, Roxanne Caruso**, 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;

Unit B, 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.

( ) unimproved
This is (X) improved property known as 1013-B 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 3rd day of October, 2008:

Province Builders, LLC
By; John Swift, Member

Davidson County DEEDWARR
Recvd: 10/06/08 15:02 1 pg
Fees:13.00 Taxes:1235.80
20081006-0101466

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 Member (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 Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this the 3rd day of October, 2008.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212