WARRANTY DEED

AT-20090218

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of January, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 AUTUMN SPRINGS COURT, SUITE 1-B
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael J. Baron and Kristin L. Story	Michael J. Baron & Kristin L. Story	105.09-0D-002.00 CO
1100-A West Grove Avenue	1100A West Grove Avenue	
Nashville, TN 37203	Nasnville, 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 **Michael J. Baron and wife, Kristin L. Story**, 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 of West Grove Townhomes II, , a horizontal property regime, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument #20080312-0024980 and corrected in Instrument #20080502-0045185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Province Builders, LLC from CLS Investment Properties, Inc., a Tennessee corporation by Warranty Deed dated October 6, 2006 and recorded October 19, 2006 in Instrument #20061019-0129696, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1100-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.

BILL GARRETT, Davidson County
Trans:T20100018368 DEEDWARR
Recvd: 03/30/10 08:58 2 pgs
Fees:13.00 Taxes:1180.30
20100330-0023487

Witness my/our hand(s) this the 28th day of January, 2010:

Province Builders, LLC
By: John Swift, Managing Member

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

Witness my hand and seal this the 28th day of January, 2010.

NOTARY SIGNATURE
Notary Expires: 6-12-11

