WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/12 11:42 2 pgs
Fees:13.00 Taxes:2460.50
20121210-0113505

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$665,000.00.**

Kelly Sue Frankenreider
Affiant

Subscribed and sworn to before me this 7th day of December, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelly Sue Frankenreider	Wells Fargo Bank, N.A.	118130J00200CO
937B Caldwell Lane	101 North Phillips Avenue	
Nashville, TN 37204	Sioux Falls, SD 57104	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Province Builders, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelly Sue Frankenreider, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit B, on the Plan of Caldwell Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Caldwell Estates, a Townhouse Planned Unit Development of record in Instrument Number 20111123-0091775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Estates, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20111123-0091775, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Province Builders, LLC, by IRA Innovations (formerly Entrust Tennessee, Inc.) fbo Charles Cline IRA, as to a 50% undivided interest and IRA Innovations (formerly Entrust Tennessee, Inc.) fbo, Cleland Ratcliffe, IRA, as to a 50% undivided interest, dated March 21, 2012, and recorded on March 29, 2012, of record in Instrument Number 20120329-0026662, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Declarations of Protective Covenants Conditions and Restrictions of record in Instrument Number 20111123-0091775, Register's Office Davidson County, Tennessee.

This is improved property known as: **937B Caldwell Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 7, 2012.

Province Builders, LLC

By

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of December, 2012, before me, appeared Johnny Swift, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the managing member of Province Builders, LLC, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Johnny Swift, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY