WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074405 DEEDWARR
Recvd: 08/28/13 10:54 2 pgs
Fees:13.00 Taxes:1961.00

20130828-0090728

B-KD-13-1105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Stewart (NAME)	**Same as New Owner** (NAME)	
1105 Lawrence Avenue (ADDRESS)	(ADDRESS)	**105-13-0O-002.00**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **PROVINCE BUILDERS, LLC.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY STEWART AND JOHN WOODLEE, BOTH UNMARRIED,** 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B OF COTTAGES AT LAWRENCE AND 11TH-II, A CONDOMINIUM WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING COTTAGES AT LAWRENCE AND 11TH-II OF RECORD IN INSTRUMENT NUMBER 20130129-0009151, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM DOWD DEVELOPMENT AND DESIGN, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20130114-0004280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 10, 2013 AND RECORDED ON JANUARY 14, 2013. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOWD DEVELOPMENT AND DESIGN, LLC A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM RUSSELL O'BRIEN LOCKRIDGE, OF RECORD AT INSTRUMENT NO. 20121221-0118033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 21, 2012 AND RECORDED ON DECEMBER 21, 2012. BEING A PORTION OF THE SAME PROPERTY PREVIOUSLY CONVEYED TO RUSSELL O'BRIEN LOCKRIDGE AND WIFE, MARY CHRISMAN LOCKRIDGE BY DEED FROM SAM GARFINKLE AND WIFE, EVA R. GARFINKLE OF RECORD IN BOOK 4248, PAGE 966, DATED JUNE 20, 1968 AND RECORDED ON JULY 8, 1968, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20130129-0009151 AND AMENDED IN INSTRUMENT NO. 20130729-0078730; BY-LAWS OF RECORD IN INSTRUMENT NO. 20130129-0009151 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1105 Lawrence Avenue Nashville, Tennessee 37204**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of August, 2013.

Province Builders, LLC

BY: _____
John Swift, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of August, 2013, before me personally appeared John Swift, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Province Builders, LLC., the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of August, 2013.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212