BILL GARRETT, Davidson County
Trans:T20140004486 DEEDWARR
Recvd: 01/21/14 13:33 2 pgs
Fees:13.00 Taxes:296.00
20140121-0005563

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $80,000.00 (Eighty Thousand).

X
AFFIANT

Subscribed to and sworn before me this 14th day of January, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Province Builders, LLC 1209 & 1211 Martin Street Nashville, TN 37203	Province Builders, LLC P. O. Box 2226 Brentwood, TN 37024	10503015600 & 10503015800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE SULLIVAN, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF HORACE SULLIVAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PROVINCE BUILDERS, LLC, LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1 - Being land in Nashville, Davidson County, Tennessee, being 1209 Martin Street, being Lot No. 98 on the Plan of Humphreys Huston and Martins Addition to South Nashville, as of record in Plan Book 1, Page 35, Chancery Court of Nashville, Tennessee and in Book 36 Page 117, Register's Office of Davidson County, Tennessee.

Tract 2-Land in Nashville, Davidson County, Tennessee, being 1209 1/2 - 1211 Martin Street being Lot No 97 on the Plan of Humphreys, Houston and Martin Addition to South Nashville of record in Plan Book 1, Page 35, Chancery Court of Nashville, Tennessee.

Being the same property conveyed to Horace Sullivan by deed from David Thomas Burnette and Stephan Rogers Stephens, as Joint tenants, of record in Instrument Number 20050506-0051513. Register's Office for Davidson County, Tennessee. Horace Sullivan having died testate as evidence by Probate File 10P1744, Probate Clerk's Office for Davidson County, Tennessee. ORDER CONSTRUING WILL filed December 4, 2013 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division docket # 10P-1744, approve the sale of real property by Personal Representative the court finds that the Personal Representative has the authority to sell the real property of decedent as part of the administration of the estate.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1209 & 1211 MARTIN STREET** **NASHVILLE,TN37203**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number: GTE File: 2013

WITNESS, this 14th day of January, 2014

Estate of Horace Sullivan

BY: X Wayne Sullivan, Personal Representative

Wayne Sullivan, as Personal Representative for the Estate of Horace Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne Sullivan, as Personal Representative for the Estate of Horace Sullivan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of January, 2014.

Notary Public

Commission Expires:

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015