WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092058 DEEDWARR
Recvd: 12/09/14 13:38 2 pgs
Fees:13.00 Taxes:2210.75
20141209-0112732

G-KD-14-1101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carla Worthey	**Acopia, LLC**	
(NAME)	(NAME)	
1101 Lawrence Avenue	**306 Northcreek Blvd**	**105-13-0P-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Goodlettsville, TN 37072**	
(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, I/we **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARLA WORTHEY, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Cottages at Lawrence and 11th-I, a Horizontal Property Regime with Private Elements, shown as Exhibit D of the Amendment No. 1 to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20141119-0106791, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Russell Obrien Lockridge and wife, Mary Chrisman Lockridge by deed from Sam Garfinkle and wife, Eva R. Garfinkle of record in Book 4248, page 966, Register's Office for Davidson County, Tennessee, dated June 20, 1968 and recorded on July 08, 1968.

Being a portion of the same property conveyed to Dowd Development and Design, LLC a Tennessee limited liability company by deed from Russell Obrien Lockridge of record in Instrument No. 20121221-0118033 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 21, 2012.

Being a portion 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 in Instrument No. 20130114-0004280 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 14, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83 and in Instrument No. 20130118-0006153, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130129-0009253 and amended in Instrument No. 20130815-0086130 and scrivener's affidavit recorded in Instrument No. 20131023-0110531, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Restrictions of record in Book 4220, Page 723 and in Book 4401, Page 286, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Lawrence Avenue , Nashville, Tennessee 37204**.

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 the 20th DAY OF NOVEMBER, 2014.

Province Builders, LLC, a Tennessee limited liability company

_____

John Swift, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 the SOLE MEMBER of PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 20th of November, 2014.

_____

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212