THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122655** BILL GARRETT, Davidson County Trans:T20150004184 DEEDWARR Recvd: 01/16/15 12:55 2 pgs Fees:13.00 Taxes:2405.00 20150116-0004870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2015. Notary Public My Commission Expires: 5/8/18 ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Morgan and Carrie L. Morgan 2103 11th Ave South Nashville TN 37204	SAME	Tax Parcel ID No. 105-13-0S-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Province Builders, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Morgan and Carrie L. Morgan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, The 11th and South Douglas Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument Number 20140103-0000911, and First Amendment to The Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument Number 20140305-0018546, 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 part of the same property conveyed to Province Builders, LLC by Quitclaim deed from Juanita A. Rucks of record in Instrument No. 20131213-0126412 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on December 13, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140103-0000911, and First Amendment to The Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument Number 20140305-0018546 20140103-0000911, and First Amendment to The Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument Number 20140305-0018546, 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.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2103 11th Ave South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2015.

Province Builders, LLC

BY: _____
John Swift, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Swift, with whom I am personally acquainted, and who acknowledged himself to be the Manager of Province Builders, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its manager.

Witness my hand, at office, this 15th day of January, 2015.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018