WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041234 DEEDWARR
Recvd: 05/28/15 10:00 2 pgs
Fees:13.00 Taxes:1295.00
20150528-0049020

G-PB-15-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2015.

Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Province Builders, LLC	**Same as New Owner**	
(NAME) **1211 Martin Street**	(NAME)	**105-09-413.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 **ELYNOR S. WILLIAMSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PROVINCE BUILDERS, LLC,** 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:

Being part of Lot No. 12 of the N.W.L.B. Lawrence's Plan of Lots as of record in Book 21, Page 148, Register's Office of Davidson County, Tennessee, and Beginning on the Easterly margin of 10th Avenue, So., formerly Jowett Avenue at a point 88.75 feet Southerly from the Southerly margin of Arthington Ave.; thence with the Easterly margin of 10th Ave., South, Southerly 50 feet; thence Easterly parallel with Arthington Ave.; 200 feet to the Westerly margin of a private alley; thence with the Westerly margin of said private alley, Northerly 50 feet; thence Westerly parallel with Arthington Ave., 200 feet to the beginning.

Being the same property conveyed by Executor's Deed from Alan Ray Williamson, Executor of the Estate of A. Ray Williamson deceased to Elynor S. Williamson, as devisee in the will of A. Ray Williamson as recorded on the 30th day of August, 2013 in Instrument No. 20130830-0091718, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of N.W.L.B. LAWRENCE'S PLAN OF LOTS, as recorded in Plat Book 21, Page(s) 148.
- Easement for Sewer, recorded in Book 2147, Page 445.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2022 10th Avenue South, 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 27th DAY OF MAY, 2015.

Elynor S. Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELYNOR S. WILLIAMSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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