WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-15-929

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	**New Owner**	
(NAME) **1211 Martin St.**	(NAME)	**105-2-476.00**
(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 **ELNA DELORES COFFEE**, unmarried, 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 Lot No. 28 on the Plan of Edgehill Estates, Section 100, as of record in Book 4860, Page 25, Register's Office for Davidson County, Tenn. Said Lot No. 28 fronts 55.5 feet on the Southerly margin of South Street and extends back between parallel lines 110 feet to a dead line in the rear measuring 55.5 feet thereon.

Being the same property conveyed to Elna Delores Coffee, unmarried by Warranty Deed from Metropolitan Development and Housing Agency, recorded on the 6th day of November, 1984 in Deed Book 6420, Page 500, in the Register's Office of Davidson, 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 EDGEHILL ESTATES, SECTION 100, as recorded in Plat Book 4860, Page(s) 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictions set out in Deed recorded in Book 6420, Page 500.
- Restrictions for Edgehill Urban Renewal Plan recorded in Book 4220, Page 723.
- Charter of Homeowners Association recorded in Book 7526, Page 624.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **929 South Street, Nashville, Tennessee 37203**.

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.

BILL GARRETT, Davidson County
Trans:T20150078148 DEEDWARR
Recvd: 09/15/15 08:38 2 pgs
Fees:13.00 Taxes:1309.80
20150915-0093315

Witness my/our hand(s) this the 10th DAY OF SEPTEMBER, 2015.

Elna Delores Coffee

Elna Delores Coffee

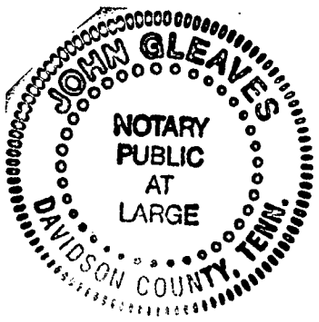
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELNA DELORES COFFEE, 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 10th of September, 2015.

Notary Public

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



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