THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me this the 22nd day of September, 2015. Notary Public My Commission Expires: 10/18/16

BILL GARRETT, Davidson County
Trans:T20150081638 DEEDWARR
Recvd: 09/25/15 08:34 2 pgs
Fees:13.00 Taxes:1424.50
20150925-0097488

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Province Builders, LLC 1211 Martin St Nashville, TN 37203	Same	Map/ Parcel 105-13-0-321.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, Donna Smithson, by these presents does hereby sell and convey unto Province Builders, LLC its successors and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Waldkirch, a Subdivision of Lots Nos. 8 and 9 in W. L. B. Lawrence Plan, as of record in Book 421, page 90, Register's Office for said County. SAID Lot No. 23 fronts 50 feet on the northerly side of Bradford Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joseph Brown, Jr., et ux Katherine V. Brown by deed from Edine Vaughn Blackford, as of record in Book 3819, page 430, said Register's Office. Joseph Brown, Jr. having died on November 28, 2001, and Katherine V. Brown having died on November 1, 2014; the Last Will and Testament of Katherine V. Brown being subject to Probate in Davidson County, Probate Case No. 15P1053 and Order of the Probate Court and Last Will and Testament being of Record at 20150717-0070040 and 20150717-0070043, Register's Office of Davidson County, Tennessee. The Grantor acquired title by the Last will and Testament of Katherine V. Brown, and the property has not ever been the primary marital residence of the Grantor.

This is improved property known as 916 Bradford Avenue, 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 Grantee, its successors and/or assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

1. Year 2015 real property taxes lien but not yet due or payable.

2. All matters of the Waldkirch subdivision of record in Book 421, page 90, Register's Office of Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whosoever. Whenever 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 hand this 23rd day of September, 2015.

Donna Smithson
DONNA SMITHSON

STATE OF TENNESSEE)
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2015.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires AUG. 23, 2016

My Commission Expires: _____