Davidson County DEEDWARR
Recvd: 11/02/15 15:13 3 pgs
Fees:18.00 Taxes:3170.90
20151102-0111503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $857,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

G-JS-15-2304

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)
Sarah Hayley Orrantia	Farmington Mortgage	
(NAME) **2304 9th Avenue South**	2002 Richard (NAME) Jones Road Suite 300A	**105-13-0-410.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Nashville TN 37215	
(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 **PROVANTAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH HAYLEY ORRANTIA, A SINGLE PERSON,** 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 the Southerly part of Lot No. 1 on the Map of Joseph Knowles Subdivision of Block "D", of the C.D. Elliott property, as of record in Book 332, page 48, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., Surveyor, March 5, 1953, as follows:

Beginning at a point on the Easterly margin of 9th Avenue South or Kirkman Avenue, at the Southwest corner of a part of said Lot No. 1 conveyed to N. Ruth Galloway Smith, by deed from Milton Bracey, et al as of record in Book 2150, page 425, Register's Office for said County; thence with the Southern boundary line of said Smith property, Eastwardly 76.9 feet; thence continuing with Smith's line, Southwardly 15 feet, continuing with said Smith's Southern boundary line, Eastwardly 23 feet to a point in the Western boundary line of Lot No. 2 on said map, said point being the Southeast corner of said Smith property; thence with the line between said Lots Nos. 1 and 2, Southwardly 50 feet to the Northerly margin of a 12 foot alley; thence with the Northerly margin of said alley, Westwardly 120 feet to the Easterly margin of said 9th Avenue South or Kirkman Avenue; thence with the Easterly margin of said Avenue, Northwardly 68 feet more or less, to the beginning.

Being the same property conveyed to Provantage, LLC, a Tennessee limited liability company by Warranty deed from Shonda Y. Lewis, a single person and Juan T. Lewis, a single person of record in Instrument No. 20140116-0004438 Register's Office for Davidson County, Tennessee, dated January 8, 2014 and recorded on January 16, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 48, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2304 9th 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 30th DAY OF OCTOBER, 2015.

Provantage, LLC, a Tennessee Limited Liability Company

BY: _____
William F. Snyder
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William F. Snyder, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Provantage, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of October, 2015.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

