# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/15 10:30 2 pgs
Fees:13.00 Taxes:2737.63
**20151204-0122298**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/25/2019
(AFFIX SEAL)

ANITA L. LEACH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-VRES-15-923B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

FRN-155314

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Shannon Green** | New Owner | |
| (NAME) **923 B Gale Lane** | (NAME) | **118060L00400CO** |
| (ADDRESS) **Nashville, TN 37204** | (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 **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON GREEN AND JEFF GREEN, WIFE AND HUSBAND,** 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 Unit 2B, 923 GALE LANE TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants Conditions and Restrictions, as shown on plat of record in Instrument No. 20140512-0040658, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Quitclaim Deed from Ricky John Lane to Province Builders LLC, as recorded on the 24th day of February, 2014 in Instrument No. 20140224-0015594 and a portion of Warranty Deed from James G. Douglas and Earlie Douglas, husband and wife (the said Earlie Douglas joining in this conveyance for the sole purpose of conveying any and all marital rights she may have in said property) to Ricky John Lane, as recorded on the 26th day of April, 2011 in Instrument No. 20110426-0031993, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of SECTION I, BATTLEFIELD ESTATES, as recorded in Plat Book 843, Page(s) 96, Plat Book and 923 GALE LANE recorded at Instrument No. 20140403-0027849 and Exhibit B of Instrument No. 20140512-0040658, said Register's Office.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140512-0040658, said Register's Office.
- Terms and provisions of By-Laws recorded in Exhibit C of Instrument No. 20140512-0040658, said Register's Office.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20140321-0023271, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **923 B Gale Lane, 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 NOVEMBER, 2015.

Province Builders, LLC

BY:_____
John Swift
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SWIFT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PROVINCE BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018