WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160028864 DEEDWARR
Recvd: 04/08/16 15:46 2 pgs
Fees: 13.00 Taxes: 3492.80
20160408-0034025

R-BR-15-903-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $944,~~000~~.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Peter Lucas Sands and Virginia Bean Sands	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **903 Gilmore Ave**	(NAME) **2050 Parkway Office Circle**	**118-01-0-294.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROVINCE BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER LUCAS SANDS AND WIFE, VIRGINIA BEAN SANDS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 90, and the West 1 foot of Lot 91, on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of Lot adjoin and front together 51 feet on the South side of Gilmore Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Province Builders, LLC by Quitclaim Deed from Ross Schilling, dated September 10, 2015, filed for record on January 5, 2016 in Instrument No. 20160105-0000978, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ross Schilling, a Tennessee limited liability company by Warranty deed from Jin-Hui Shen, unmarried of record in Instrument No. 20150506-0041437 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 06, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 57, Page 93;
- Restrictive Covenant for Detached Structure of record in Instrument No. 20151119-0117404, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Gilmore Ave, 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 7th DAY OF APRIL, 2016.

Province Builders, LLC

BY:_____
John Swift
Sole Member

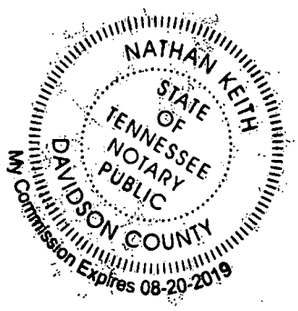
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 to be the Sole Member of Province Builders, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of April, 2016.

_____
Notary Public

My Commission Expires: 8/20/19



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