BILL GARRETT, Davidson County
Trans:T20160051810 DEEDWARR
Recvd: 06/17/16 16:06 2 pgs
Fees:13.00 Taxes:353.35
20160617-0062032

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0869

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2016

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joe Spicer 2413 Lacy Court Nashville, TN 37218	New Owner	081-06-0-0356.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Province Builders, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe Spicer and Juanita Spicer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, being Lot No. 36 on a survey, showing the subdivision of the Conrad Santi property, made by Z.J. Wilkinson, Surveyor, October, 1941, not of record, described according to said survey, as follows:

BEGINNING at a point on the southerly margin of Lacy Street at the northwest corner of the property conveyed to Jeter Edmond Cox and wife, by deed from Juanita Santi Dowlen and husband of record in Book 3401, Page 78, said Register's Office; thence with the southerly margin of said street westwardly 61.5 feet; thence southwardly 150 feet to the northerly margin of a 15-foot alley; thence with same eastwardly 61.5 feet to said Cox's southwest corner; thence with said Cox's western boundary line, northwardly 150 feet to the beginning.

BEING the same property conveyed to Province Builders, LLC, by Warranty Deed from Maggie Lieann Tinch, unmarried, and Yalanda Tinch a/k/a Yolanda Tinch, unmarried, dated 10/21/09 and recorded 10/23/09 in Instrument No. 20091023-0098285, in the Register's Office of Davidson County, Tennessee.

Subject to any oil, gas and minerals on and under the above described property reserved by grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2413 Lacy Court, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of June, 2016.

BY: _____
John Swift, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared John Swift, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Province Builders, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at office this 10 day of June, 2016.

Sarah Simmons

Notary Public

Commission Expiration: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY