WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060265 DEEDWARR
Recvd: 07/14/16 09:06 2 pgs
Fees:13.00 Taxes:2256.63
20160714-0072091

G-BMR-16-2022A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-07-18
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
Debra A. Whatley	American Mortgage Service Co.	
(NAME) **2022 A 10th Avenue South**	(NAME) 11583 Springfield Pike	**105-09-4C-001.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Cincinnati, OH 45246	
(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, **TENTH AVENUE SOUTH, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA A. WHATLEY, A MARRIED PERSON,** 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 Unit A, Cottages at 2022 10th, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at 2022 10th of record in Instrument Number 20150727-0073570, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Province Builders, LLC by Warranty deed from Elynor S. Williamson of record in Instrument No. 20150528-0049020 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015.

Being a part of the same property conveyed to Tenth Avenue South, GP by Quitclaim deed from Province Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150904-0090431 Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on September 4, 2015.

This conveyance is subject to:
- Taxes for the year 2016.

- Covenants, Conditions and Restrictions of record in Instrument Number 20150727-0073570, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 2147, Page 445, in the 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: **2022 A 10th 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 6th DAY OF JULY, 2016.

Tenth Avenue South, GP

BY:_____
John Swift, Manager of Province Builders, LLC,
Partner of Tenth Avenue South, GP

BY:_____
George Butler
Partner

BY:_____
William Butler
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John Swift, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Province Builders, LLC, which is a partner of Tenth Avenue South, GP, the within named bargainor, and that he as such Manager of Province Builders, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Province Builders, LLC which is a partner of Tenth Avenue South, GP by himself as Manager.

Witness my hand and official seal, this the 6th of July, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE BUTLER, signing for TENTH AVENUE SOUTH, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of TENTH AVENUE SOUTH, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of July, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BUTLER, signing for TENTH AVENUE SOUTH, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of TENTH AVENUE SOUTH, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of July, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019