WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 09:21 2 pgs
Fees:13.00 Taxes:501.35
20160803-0079999

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of July, 2016

Julie Coone
Notary Public
My Commission expires: 5-26-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Provision Homes LLC	SAME	173150A03000CO
200 Oscar Court		
Murfreesboro, TN 37128		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark P. Williford, Jr., married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Provision Homes LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Mill Run, Phase 1, of record in Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark P. Williford, Jr., married from NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES by Warranty Deed on May 30, 2001, of record in Instrument Number 20010605-0058570, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,553.91 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 173150A03000CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11675, Page 472; Instrument Numbers 20000215-0015152; 20021121-0144876 and 20020701-0079016, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 3933, Page 359; Book 10448, Page 188 and Instrument Number 20111117-0089838, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000217-0016180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **300 Upper Mill Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 29, 2016.

Mark Peyton Williford Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark P. Williford, Jr., married** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 29, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.