BILL GARRETT, Davidson County
Trans:T20160089254 DEEDWARR
Recvd: 10/11/16 09:22 2 pgs
Fees:13.00 Taxes:1591.00
20161011-0107089

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of October, 2016, by and between Walter Bell, Angela Donaldson, Mattie Bowers, James Bell, Lawayn Bell, Shawayn Bell, Brenda Reed, Cleveland Bell, The Estate of Bessie R Bell, Davidson County, Tennessee Probate Docket No. 16P1184, by Mattie C. Bowers and Brenda K. Reed, Co-Executors, party of the first part, and Province Builders, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 2 on the plan of McAllister Property, as of record in Book 421, Page 10, said Register's Office.

Said westerly part of Lot No. 2 fronts 50 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150 feet to a dead line or a proposed alley.

Being all or part of the same property conveyed to Bessie R. Fykes Bell by virtue of that certain Warranty Deed dated November 14, 1962, and being of record at Book 3462, Page 323 in the Register's Office of Davidson County, Tennessee. Bessie R. Fykes Bell passed September 3, 2015. Her will has been probated in the Probate Court for Davidson County, Tennessee at Docket No. 16P1184.

Bessie R Fykes Bell is one and the same as Bessie R. Bell.

Sellers warrant that they have not resided in this property as their primary residence.

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 Iwe are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for restrictions of record at Plat Book 421, Page 10 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Walter Bell
Walter Bell

Angela Donaldson
Angela Donaldson

Mattie Bowers
Mattie Bowers

James Bell
James Bell

Lawayn Bell
Lawayn Bell

Shawayn Bell
Shawayn Bell

Brenda Reed
Brenda Reed

Cleveland Bell
Cleveland Bell

Mattie C. Bowers Co-Executor
Mattie C. Bowers, Co-Executor

Brenda K. Reed Co-Executor
Brenda K. Reed, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Walter Bell, Angela Donaldson, Mattie Bowers, James Bell, Lawayn Bell, Shawayn Bell, Brenda Reed, Cleveland Bell, Mattie C. Bowers, Co-Executor and Brenda K. Reed, Co-Executor to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and seal, this 7th day of October, 2016.

Notary Public

My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Province Builders, LLC

1211 Martin St.
Nashville, TN 37203

Tax Parcel No 10513018500

Property Address: 1110 Lawrence Ave
Nashville, TN 37204

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $430,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of October, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.