WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103678 DEEDWARR
Recvd: 11/23/16 10:41 2 pgs
Fees:13.00 Taxes:1165.50
20161123-0123696

J-NP-16-510-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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

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)
Province Builders, LLC	**New Owner**	
(NAME)	(NAME)	**105-7-207.00**
1211 Martin St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Block 2 on the Map of Hamilton Subdivision, of record in Minute Book 1, Page 97, County Court for said County, being Lot No. 6 on the unrecorded survey of said Lot No. 2, described according to a survey made by W. B. Southgate, Surveyor, May 8, 1940, as follows:

Beginning on the northerly margin of Hamilton Avenue at a point 285 feet west of the westerly margin of Rains Avenue, said point being the corner of Lots 5 and 6 on said unrecorded plan; thence with the line between said two lots, northwardly 167.5 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots 6 and 7; thence with the line between said two lots, southwardly 167.5 feet to the northerly margin of Hamilton Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Nashville Partners, GP, a Tennessee general partnership by deed from Anna B. Watson, unmarried of record in Document Number 20160921-0099223 and further being the same property conveyed to James A. Freeze, an unmarried person and Anna B. Watson, an unmarried person, as Joint Tenants with Right of Survivorship, by Warranty Deed from Alliance Construction, Inc., of record in Document Number 20040312-0028560, Register's Office for Davidson County, Tennessee. The said James A. Freeze is now deceased.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Chancery Court for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Hamilton Avenue, Nashville, Tennessee 37203**.

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 21st DAY OF NOVEMBER, 2016.

Nashville Partners, GP

BY: _____
John Gleaves, Authorized Agent

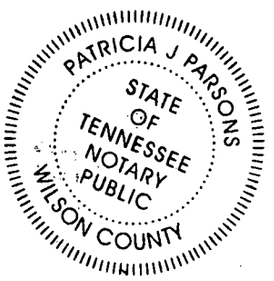
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, signing for Nashville Partners, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Nashville Partners, GP, the within named bargainor, a partnership, and that he/she as suchAuthorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of November, 2016.

Notary Public

My Commission Expires: 8-31-2020



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