BILL GARRETT, Davidson County
Trans:T20170004218 DEEDWARR
Recvd: 01/17/17 10:35 2 pgs
Fees:13.00 Taxes:1647.61
20170117-0004740

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,300.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 13TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Province Builders, LLC and Christopher Cantrell, as tenants in common	Province Builders, LLC & Christopher Cantrell (NAME)	
1211 Martin Street (ADDRESS)	1211 Martin Street (ADDRESS)	117-04-0-294.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John E. Carothers and wife, Gladys O. Carothers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Province Builders, LLC and Christopher Cantrell, as tenants in common, hereinafter called the Grantees, their heirs 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 LOT NO. 98 ON THE PLAN OF VICTORIA PLACE OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT FRONTS 69.9 FEET ON THE SOUTH SIDE OF KIRKWOOD AVENUE AND RUNS BACK 123.6 FEET ON THE EAST LINE 123 FEET ON THE WEST LINE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 69.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. CAROTHERS AND WIFE, GLADYS O. CAROTHERS BY INSTALLMENT DEED FROM RUDOLPH LEVY AND WIFE, LILLY K. LEVY OF RECORD IN BOOK 4772, PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1517 Kirkwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 13th day of January, 2017.

WARRANTY DEED
(Continued)

John E. Carothers

Gladys O. Carothers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Carothers and wife, Gladys O. Carothers, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2017.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

