WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013667 DEEDWARR
Recvd: 02/15/17 09:38 2 pgs
Fees:13.00 Taxes:3811.00
20170215-0015522

J-AG-17-2215-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Paul Healy and Kathy Healy	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**105-13-251.00**
2215 10th Ave South	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Richmond, VA 23224**	
(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, **PROVINCE BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL HEALY AND KATHY HEALY, HUSBAND AND WIFE,** 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 Lot No. 38 on the Plan of Duckworth's Addition to Nashville, of record in Plat Book 57, Page 83, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the west side of Pomeroy Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth W. Cory, unmarried, recorded February 29, 2016 in Instrument No. 20160229-0018856 and further being the same property conveyed to Kenneth W. Cory, unmarried, by Warranty Deed from E.J. Hyde (aka Eunice Junior Hyde), recorded April 24, 2003 in Instrument No. 20030424-0055194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20160505-0044635, 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: **2215 10th Ave 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 10th DAY OF FEBRUARY, 2017.

Province Builders, LLC

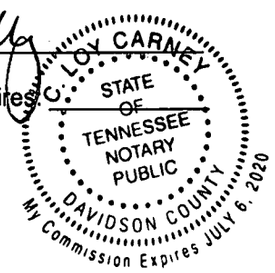
BY:_____
John Swift
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SWIFT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PROVINCE BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of February, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)



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