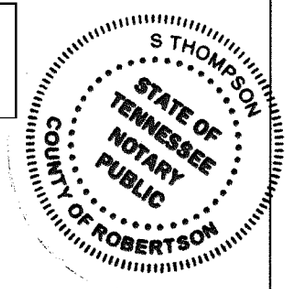
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/17 12:06 3 pgs
Fees:18.00 Taxes:2782.80
20170215-0015662



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $752,108.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew R. Cantrell	Fairway Independent Mortgage	105020Q00100CO
(NAME)	(NAME)	
900 Southside Place	4201 Marsh Ln.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ross Schilling, 50% undivided interest, and Province Builders, LLC, 50% undivided interest, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew R. Cantrell and Tiffany M. Calabrese, husband and wife THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A AS SHOWN ON THE PLAT ATTACHED TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE 900 SOUTHSIDE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20160617-0061400, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROSS SCHILLING, 50% UNDIVIDED INTEREST, AND PROVINCE BUILDERS, LLC, 50% UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM ROSS SCHILLING, DATED NOVEMBER 30, 2016, OF RECORD IN INSTRUMENT NO. 20161130-0125408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROEPRTY CONVEYED TO ROSS SCHILLING BY DEED FROM MARIO WILLIAMS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20160329-0029576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARIO WILLIAMS D. WILLIAMS BY QUITCLAIM DEED FROM FLORA A. WILLIAMS, DATED DECEMBER 28, 2015, OF RECORD IN INSTRUMENT NO. 20151228-0130191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FLORA A. WILLIAMS, UNMARRIED BY WARRANTY DEED FROM THE NASHVILLE HOUSING AUTHORITY, DATED DECEMBER 23, 1985 AND RECORDED ON DECEMBER 23, 1985, OF RECORD IN BOOK 6744, PAGE 329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 900 SOUTHSIDE PLACE, NASHVILLE, TENNESSEE 37203.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	900 Southside Place Nashville TN 37203				
	(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 our hands 02/10/17.

Ross Schilling by attorney in fact

Ross Schilling

Province Builders, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ross Schilling with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 02/10/17.

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John Swift, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Managing Member of Province Builders, LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Province Builders, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2017.

Notary ~~Public~~

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

