WARRANTY DEED

Returned to
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

P-BR-17-1002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/21 (AFFIX SEAL)

REGINA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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)
Michael Provencher and Robert Provencher	New Owner	
(NAME) **1002 Granada Ave.**	(NAME)	**083-01-0-190.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **JEFFERY R. PIERCE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL PROVENCHER, A SINGLE MAN, AND ROBERT PROVENCHER, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 1 on the Plan of Granada Place of record in Plat Book 3106, Page 34, as amended in Book 5639, page 853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery R. Pierce, unmarried by Warranty deed from John Hickman, unmarried of record in Instrument No. 20080602-0056026 Register's Office for Davidson County, Tennessee, dated May 29, 2006 and recorded on June 2, 2006.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3106, Page 34, as amended in Book 5639, Page 853, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 Granada Ave., Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20170028464 DEEDWARR
Recvd: 04/04/17 15:07 2 pgs
Fees:13.00 Taxes:888.00
20170404-0033034

Witness ~~my~~/our ~~hand~~(s) this the 3rd DAY OF APRIL, 2017.

~~Jeffrey~~ R. Pierce

Jeffery

JRP

JRP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jeffery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~JEFFREY~~ R. PIERCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2017.

Notary Public
My Commission Expires: 3/8/17
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
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Nashville, TN 37212