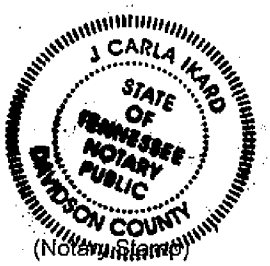
Davidson County	DEEDWARR
Recvd: 07/20/17 10:32	4 pgs
Fees:23.00 Taxes:1110.00	
20170720-0073234	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017.

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Province Builders, LLC	Province Builders, LLC	105-05-0-522.00
1026 Argyle Avenue	1211 Martin Street	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Beverly Rooks and James Rooks, Jr. and Michole Michelle Moore and Michael Brandon Moore

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Province Builders, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No.1 on the Plan of Edgehill Estates, Section 52, of record in Book 4470, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 begins at a point in the southwest corner of said lot, and runs 49.83 feet to the southeast corner; thence runs back 147.55 feet on the East sideline, and thence measures 48.32 feet across the rear lot line, and thence 22.71 feet around a curve, thence measures 112.16 feet on the West sideline, running with 11th Avenue South, thence 32.56 feet around a curve, to the point of beginning, fronting Argyle Avenue.

BEING the same property conveyed to James E. Rooks etux, Mary L. Rooks, by Warranty Deed dated September 29, 1972, and recorded on October 4, 1972, from Cumberland Builders, Inc. of record in Book 4643, page 404, in the Register's Office for Davidson County, Tennessee; the said James E. Rooks and Mary L. Rooks having since divorced and by a Final Judgment of Divorce, Docket No. 93D-506 in the Fourth Circuit Court for Davidson County, Tennessee, between Mary Williams Rooks and James Edward Rooks, Sr., and recorded as Instrument No. 20071120-0135926 in the said Register's Office, title to the subject property vested in James

Edward Rooks, Sr.; the said James E. Rooks (aka James Rooks, Sr., and James Edward Rooks, Sr.) having since died testate on March 6, 2017, and by his Last Will and Testament of record as Docket No. 17P-565 in the Seventh Circuit Court of Davidson County, Tennessee, the subject property was devised to Beverly Rooks and James Rooks, Jr. with remainder interest in Nicole (correctly spelled *) Michelle Moore and Michael Brandon Moore and also leaving a life estate in Michael Brandon Moore. *Michole

This is improved property known as 1026 Argyle Avenue, Nashville, TN 37203-4912.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Edgehill Estates, Section 52, of record in Book 4470, page 93, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of July, 2017.

Beverly Rooks

James Rooks, Jr.

Michole Michelle Moore

Michael Brandon Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Beverly Rooks, James Rooks, Jr., ** Michelle Moore, and Michael Brandon Moore, the bargainors, 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, and who swore to the statements made above and subscribed their names above. **Michole

Witness my hand and official seal this 17th day of July, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 817104

SP 11/2015

CASE NO. 93D-506

This instrument prepared by:
Mary Williams Rooks
2124 14th Avenue North
Nashville, TN 37208

Full Release of Lien - Individual

The undersigned, Mary Williams Rooks declares that she is the true and lawful holder and owner of the entire indebtedness fully described in and secured by the Final Judgment of Divorce entered October 6, 1994 by the Fourth Circuit Court for Davidson County, Tennessee of record in Instrument 20071120-0135926, in the Register's Office for Davidson County, Tennessee, declares that said indebtedness has been fully satisfied, hereby releases and discharges said lien(s).

IN WITNESS WHERE OF, the undersigned has caused this instrument to be executed on this the 3 day of Dec, 2012.

Mary Williams Rooks

Mary Williams Rooks

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mary Williams Rooks** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee on this date of December 3, 2012.

Commission Expires: June 21, 2016

Notary Public

CELESTINE M. CLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
June 21, 2016

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY