WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072156 DEEDWARR
Recvd: 08/21/17 08:49 2 pgs
Fees:13.00 Taxes:2738.00
20170821-0085395

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

x Grace Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2017.

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(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
GRACE LEE AND YOUNG MOON	FRANKLIN AMERICAN MORTGAGE CO.	105.02-0Q-002.00CO
(NAME) 902 SOUTHSIDE PLACE	(NAME) 6100 TOWER CIRCLE, SUITE 600	
(ADDRESS) NASHVILLE, TN 37203	(ADDRESS) FRANKLIN, TN 37067	
(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, a 50% UNDIVIDED INTEREST and PROVINCE BUILDERS, LLC, a 50% UNDIVIDED INTEREST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRACE LEE AND YOUNG MOON, WIFE AND HUSBAND, 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 B, 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 a portion of the same property conveyed to Ross Schilling, 50% Undivided Interest and Province Builders, LLC, 50% undivided interest by Quitclaim Deed dated November 17, 2016 from Ross Schilling filed of record in Instrument Number 20161130-0125408, said Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Ross Schilling by deed from Mario D. Williams, unmarried and filed of record on 03/25/2016 in Instrument Number 20160329-0029576, said Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Mario D. Williams, unmarried by deed from Fora A. Williams and filed of record on 12/15/2015 in Instrument Number 20151228-0130191, said Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Flora A Williams by deed from The Nashville Housing Authority and filed of record on 12/23/1985 in Book 6744, page 330, said Register's Office for Davidson County, Tennessee.

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 902 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 August 17, 2017.

Ross Schilling

PROVINCE BUILDERS, LLC

BY: John Swift, Managing Member

STATE OF TENNESSEE
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 this the 18th day of August, 2017.

Notary Public

My Commission Expires: 01/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
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 the 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 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, Davidson County, Tennessee, this 18th day of August, 2017.

Notary Public

My Commission Expires: 01/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY