LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 25039 DEEDWARR
11/13/2017 12:50:49 PM 3 pgs
Fees: $18.00 Taxes: $2,734.30

20171113-0116304

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of November 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amy Wilson and Kevin Wilson	Everbank Mgt	117 04 0 294.00
(NAME)	(NAME)	
1517 B Kirkwood Avenue	PO Box 2167	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Jacksonville, FL 32232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Thirty-Nine Thousand And No/100 Dollars ($739,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC and Christopher Cantrell, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Wilson and Kevin Wilson, wife and husband**, hereinafter called the Grantees, 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 1517B established by the Declaration of Covenants, Conditions and Restrictions for 1517 Kirkwood, a Horizontal Property Regime with Private Elements of record as Instrument 20170406-0033672, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same lands conveyed to John E., Carothers and wife, Gladys O. Carothers from Rudolph Levy and wife, Lilly K. Levy by Installment Deed dated December 7, 1973 of record in Book 4772, page 794 Register's Office for Davidson County Tennessee and being a part of the same property conveyed to Province Builders, LLC and Christopher Cantrell, as tenants in common by Warranty Deed from John E. Carothers and wife Gladys O. Carothers, filed for record 01/17/2017 in Instrument No. 20170117-0004740, Register's Office for Davidson County Tennessee.

File Number: 1710-0693

Further known as: 1517 B Kirkwood Avenue, Nashville, TN 37212
Parcel Id(s): 117 04 0 294.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1517 B Kirkwood Avenue, Nashville, TN 37212

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, has 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 this 10 day of Nov, 2017

Province Builders, LLC

BY: _____
John Swift
Member

_____
Christopher Cantrell

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Province Builders, LLC., the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.
Witness my hand and official seal, this the 10 of November, 2017

_____
Notary Public

My Commission Expires: 10/29/19

(SEAL)

EARL D. THAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 1710-0693

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher Cantrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/24/19

(SEAL)

EARL D. THAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 1710-0693