Bill Garrett Davidson County
Batch# 25104 DEEDWARR
11/13/2017 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20171113-0116402

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Province Builders, LLC	Province Builders, LLC	129-08-0-108.00
(NAME)	(NAME)	
100 Taggart Ave.	1211 Martin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Scott T. Goad and Mary J. Goad, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto an **undivided one-half interest to Province Builders, LLC, a Tennessee limited liability company and an undivided one-half interest to Phillip Cantrell and Chris Cantrell,** 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 Lot No. 1 of Block G. on the 2nd Revised Plan of Highlands of Belle Meade No. 2 of record in Book 1130, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Taggart Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said lots northerly 204.51 feet to a point; thence westerly 124.7 feet to the east margin of State Highway No. 100; thence with the margin of same, southerly 184.09 feet to the beginning of a curve; thence around said curve southeasterly 31.42 feet to the north margin of Taggart Avenue, thence with the margin of the same, easterly 104.7 feet to the beginning

BEING the same property conveyed to Scott T. Goad and Mary J. Goad, husband and wife, by Warranty Deed from W. W. Owens, Jr., a widower, dated 10/21/92 and recorded 10/27/92 in Book 8767, Page 180, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 100 Taggart Ave., Nashville, TN 37205
(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 my/our hands this 9th day of November, 2017.

Scott A. Goad

Mary J. Goad

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Goad and Mary J. Goad, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 173585

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019