Bill Garrett Davidson County
Batch# 31664 DEEDWARR
11/30/2017 10:17:50 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20171130-0122132

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179361

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017. NOTARY PUBLIC My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Province Builders, LLC 12 11 Martin St. Nashville, TN 37203	Same address as new owner	182 00 0 187.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($245,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARK VONGNARATH AND WIFE, LEE VONGNARATH**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows, to-wit: BEGINNING at the northwest corner intersection of Pettus Road and Old Hickory Boulevard, thence with the Northerly margin of Old Hickory Boulevard northwesterly 284.00 feet to the true point of beginning; thence North 2 deg. 25' 02" East, 725.69 feet to a point; thence South 86 deg. 58' 02" East, 284.00 feet to a point; thence with a curve to the right, said curve having a radius of 1880.93 feet, a distance of 275.24 feet to a point; thence South 4 deg. 31' 31" West, 473.09 feet to a point; thence North 77 deg. 17' 06" West, 284.00 feet to the true point of beginning, containing 218, 047 sq. feet or 5.00 acres.

Being the same property conveyed to Mark Vongnarath and wife, Lee Vongnarath, by Warranty Deed from Terry L. Kemp, unmarried, dated 8/12/1994, recorded 8/16/1994, of record in Book 9437, page 674, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 14044 Old Hickory Boulevard, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of November, 2017.

Mark Vongnarath
MARK VONGNARATH

Lee Vongnarath by Mark Vongnarath Attorney-in-Fact
LEE VONGNARATH BY MARK VONGNARATH, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Vongnarath, 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.

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

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 9th day of November, 2017 before me, appeared Mark Vongnarath, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Lee Vongnarath and that said instrument was signed in behalf of the said Lee Vongnarath by himself as her attorney-in-fact. Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON