THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34003-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Mary Alice Kearley Affiant Subscribed and sworn to before me this 29th day of November, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Province Builders, LLC 1211 Martin St. Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 02 0 195 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Alice Kearley, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Province Builders, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3206 West End Circle, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 32300 DEEDWARR
12/01/2017 11:20:27 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00

20171201-0122779

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of November, 2017.

Mary Alice Kearley

Mary Alice Kearley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Alice Kearley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2017.

GEORGE E. MEISTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Tract No. I:

Land in Davidson County, Tennessee, being Lot Nos. 4, 5 and the westerly 8.6 feet of Lot No. 3 on the Map of Nashville Improvement Company's First Addition to West End Park, as of record in Book 547, page 55, Register's Office for Said County.

Said Lots Nos. 4, 5 and the westerly 8.6 feet of Lot No. 3 front together 102 feet on the northwesterly side of West End Circle, and run back between parallel lines, 140 feet on the southwesterly side and 140.2 feet on the northeasterly side to a dead line.

Tract No. II:

Land in Davidson County, Tennessee being a portion of Lot No. 15-A on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee; according to a lot survey by William Collier Parrish Associates of Nashville, Tennessee, made on June 10, 1961.

Said portion of Lot No. 15-A; thence it runs northeastwardly 102.0 feet to an iron pin; thence northwestwardly 6.0 feet to a point; thence southeastwardly 102.3 feet to a point in the northeasterly margin of an alley; thence southeastwardly 14.0 feet to the beginning.

Being the same property conveyed to James Allen Kearley and wife, Mary Alice Kearley, as tenants in common by deed dated November 19, 1998 from Rachel M. Kornman, Trustee of the Rachel M. Kornman Family Trust of record in Book 11215, page 180, Register's Office for Davidson County, Tennessee. Being further conveyed to James Allen Kearley and wife, Mary Alice Kearley for the purpose of creating an estate or tenancy by the entireties by Quitclaim Deed dated March 16, 2015 of record in Instrument No. 20150316-0022515. James Allen Kearley having since died on September 22, 2015 leaving Mary Alice Kearley as surviving tenant by the entirety.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 55, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.