Bill Garrett Davidson County
Batch# 32306 DEEDWARR
12/01/2017 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,734.30
20171201-0122790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Dana Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2017.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(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).
Justin Coury	NEW OWNER	117 04 0 294.00
(NAME)	(NAME)	
1517 A Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **Justin Coury, a single man** 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 No. 1517A, on the plan of Townhomes at 1517 Kirkwood, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established byDeclaration of Covenants Conditions and Restrictions of record in Instrument No. 201704060033672, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a part of 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 and recorded December 14, 1973 in Book 4772, Page 794, in said Register's Office for Davidson County, Tennessee.

Further, being part of the same lands conveyed to Province Builders, LLC and Christopher Cantrell, as tenants in common from John E. Carothers and wife, Gladys O. Carothers by Warranty Deed dated January 13, 2017 and recorded January 17, 2017 as Instrument No. 201701170004740, in said Register's Office for Davidson County, Tennessee.

Further known as: 1517 A Kirkwood Avenue, Nashville, TN 37212
File Number: 1710-0694

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-40679

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 A 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 30 day of Nov, 2017

Province Builders, LLC

BY: _____
John Swift
Member

_____
Christopher Cantrell

STATE OF TENNESSEE

File Number: 1710-0694

COUNTY OF

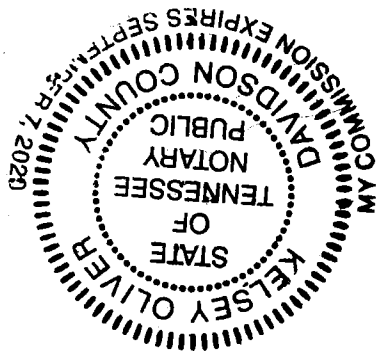
Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, Member with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Province Builders, the bargainor, and 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 30th of November, 2017.

Kelsey Olivi
Notary Public

My Commission Expires: 09/7/2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF

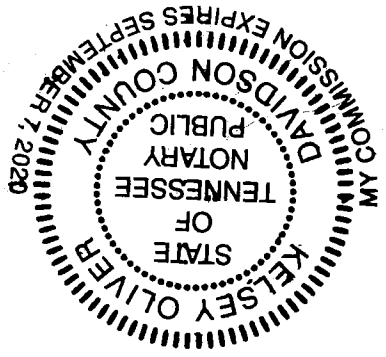
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher Cantrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person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

Witness my hand and official seal, this the 30th of November, 2017.

Kelsey Olivi
Notary Public

My Commission Expires: 09/7/2020

(SEAL)



File Number: 1710-0694

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

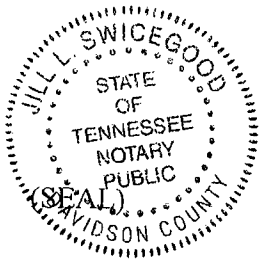
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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