WARRANTY DEED

Bill Garrett Davidson County
Batch# 49283 DEEDWARR
01/19/2018 12:40:19 PM 2 pgs
Fees: $13.00 Taxes: $2,534.13
20180119-0005882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $684,900.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2018.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd., Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vanessa R. Rosario	Same	105 02 3A 001.00
(NAME)	(NAME)	
1008 9th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Eighty-Four Thousand Nine Hundred And No/100 Dollars ($684,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Province Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanessa R. Rosario**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Unit A of the 1008 9th Avenue South as shown in Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1008 9th Avenue South, a horizontal property regime with private elements, to which reference is herein made for a more particular description, of record in Instrument Number 20161104-0117273, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Province Builders, LLC, a Tennessee limited liabilty company, by Quitclaim Deed from John Swift and Chris Cantrell, as tenants in common each with a one-half interest, dated January 17, 2018, and appearing of record in Instrument No. 20180119-0005881, in said Register's Office for Davidson County, Tennessee.

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.

File Number: AUD-179169SSO

unimproved ☐
This is improved ☒ **property, known as 1008 9th Avenue South, Nashville, TN 37203**

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 my hand this 17th day of January, 2018.

Province Builders, LLC

BY: _____
John Swift, Sole Owner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Owner of Province Builders, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Owner executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2018.

_____
Notary Public

My Commission Expires: 4-20-20

(SEAL)

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: AUD-179169SSO