WARRANTY DEED

Bill Garrett Davidson County
Batch# 64136 DEEDWARR
03/01/2018 02:44:51 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20180301-0019510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Loc Vu Hoang	new owners	105023A00200CO
(NAME)	(NAME)	
1010 9th Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Sixty-Five Thousand And No/100 Dollars ($665,000.00), 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, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Loc Vu Hoang and Phuong Nguyen, husband and wife**, 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:

Unit B of the Townhomes at 1008 9th Avenue South as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1008 9th Avenue South a horizontal property regime with private elements and no general common elements of record as Instrument Number 20161104-0117273 Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to John Swift and Chris Cantrell, as tenants in common each with a one-half interest by Warranty Deed from Genevia M. Bradford, unmarried, dated June 8, 2016 and recorded June 16, 2016 in Instrument Number 20160616-0061230, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Province Builders, LLC, a Tennessee limited liability company by Quitclaim Deed from John Swift and Chris Cantrell, dated February 15, 2018, recorded March 1, 2018 in Record Book *, Page _____, in said Register's Office for Davidson County, Tennessee.

*20180301-0019509

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-17-01010

File Number: AUD-178833SSO

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 1010 9th Ave S., 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 our hands this 27 day of February, 2018.

Province Builders, LLC

BY: _____
John Swift, Sole Member and Manager

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 Member and Manager of Province Builders, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member and Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of February, 2018.

Deborah K. Devine
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2020

File Number: AUD-178833SSO