Bill Garrett Davidson County
Batch# 65860 DEEDWARR
03/06/2018 01:54:36 PM 3 pgs
Fees: $18.00 Taxes: $2,885.63
20180306-0021103

WARRANTY DEED

Anne Marie Angel State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(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).
David Deboer	Security Bank & Trust Company	105 01 0 530.00
(NAME)	(NAME)	
1082 Archer Street	204 West Washington St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Paris TN 38242	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($779,900.00), 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 Chris Cantrell,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Deboer, a married 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:

Being Unit A as shown on Declaration of Covenants Conditions & Restrictions for Townhomes at 1082 Archer, with a Horizontal Property Regime with Private Elements of record in Instrument Number 20170209-0013573, Register's Office, Davidson County, Tennessee

Further, being a portion of the same lands conveyed to Province Builders, LLC and Chris Cantrell, married from John Swift and Chris Cantrell by Quitclaim Deed dated February 17, 2017 and recorded February 17, 2017 as Instrument No. 201702170016821, in said Register's Office for Davidson County, Tennessee.

Further known as: 1082 Archer Street, Nashville, TN 37203
Parcel Id(s): 105 01 0 530.00

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.

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unimproved ☐
This is improved ☒ property, known as 1082 Archer Street, 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 22nd day of February, 2018

Province Builders, LLC

BY: _____
John Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 the Member of Province Builders, LLC, the bargainor, and that he, as such Member, being authorized to do so , executed the foregoing Document for the purpose therein contained by signing the name of the Corporation himself as such Member.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Nashville TN, on this the 22nd day of February, 2018.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: 1802-0063

Chris Cantrell

BY: Chris Cantrell by Deanna D Johnson, Attorney in Fact

Deanna D. Johnson, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DeKalb

On this 22 day of February, 2018, before me personally appeared Deanna D. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chris Cantrell and acknowledged that she executed the same as the free act and deed of Chris Cantrell . See Power of Attorney of record in Instrument Number _____, Davidson County, Tennessee.

NOTARY PUBLIC

TARA MICHELLE TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

MY COMMISSION EXPIRES: 8/30/21

File Number: 1802-0063