Bill Garrett Davidson County
Batch# 69645 DEEDWARR
03/15/2018 12:45:21 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20180315-0024548

WARRANTY DEED

2018-1062

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of March, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Harold Doran 1003 Bate Avenue Nashville, TN 37204	Harold Doran 1121 State Route 94 West Murray, KY 42071	10509044500

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Province Builders, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Harold Doran, a married man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land in Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 31 on the Plan of Criddle's Subdivision of Lot 1, on the Lawrence Lands of record in Plat Book 57, page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Province Builders, LLC, from Michael Patterson, unmarried, by Warranty Deed dated April 18, 2016 and recorded May 4, 2016 in Instrument No. 20160504-0043913, Register's Office for Davidson County, Tennessee.

This is (X) improved property know as 1003 Bate Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

Province Builders, LLC,
By: John Swift, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, 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 such person to be Managing Member (or other officer authorized to execute the instrument) of Province Builders, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Province Builders, LLC, as Managing Member.

Witness my hand and seal this 13th day of March, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

