THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1242

Map-Parcel No. 117 14 0 078.00

Bill Garrett Davidson County
Batch# 74285 DEEDWARR
03/28/2018 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $2,042.40

20180328-0028821

Property Address:
3938 Cross Creek Road, Nashville, TN 37215

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:

Same

Grantee's Name, Address:
PROVINCE BUILDERS, LLC
1211 Martin St.
Nashville, TN 37203

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AVI PROPERTIES, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 17 on the Plan of Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to AVI PROPERTIES, LLC, a Tennessee Limited Liability Company, from JAMES A. CROSSMAN, married, by deed dated February 27, 2009, and recorded on March 02, 2009 of record in Instrument No. 20090302-0017979, Register's Office for Davidson, Tennessee.

This is property known as 3938 Cross Creek Road, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1424, page 100, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this 26th day of March, 2018.

AVI PROPERTIES, LLC

By: _____
JONATHAN OPPENHEIMER,
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared **JONATHAN OPPENHEIRMER**, with whom I am personally acquainted (or proved me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **AVI PROPERTIES, LLC**, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member, respectively.

WITNESS my hand and official seal this 26th day of March, 2018.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$552,000.00.**

_____
Affiant

SWORN TO and subscribed before me on this 26th day of March, 2018.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 2-18-19