This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 82593 DEEDWARR
04/19/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20180419-0036876

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Province Builders, LLC 1211 Martin Street Nashville, TN 37203	Province Builders, LLC 1211 Martin Street Nashville, TN 37203	116130-06500

THIS INDENTURE, made this 16th day of April, 2018 between

Levi B. Crabtree and Meghan W. Crabtree, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Province Builders, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Sedberry Road at the corner of Lots 30 and 31; thence with the line between said Lots, Northeasterly 230 Feet to a corner of Lot 55; thence with the line between Lots 31 and 55; Southeasterly 141 feet to the Westerly margin of Post Road; thence with the margin of the same, Southerly 170 Feet to the beginning of a curve; thence around said curve, Southwesterly 35.9 feet to the margin of Sedberry Road; thence with the margin of the same, Northwesterly partially around a slight curve, 213.8 feet to the point of beginning.

Being the same property conveyed to Levi B. Crabtree and Meghan W. Crabtree, husband and wife by Warranty Deed dated 2/26/13 from Andrew C. Eakes and wife, Allyson M. Eakes of record in Instrument Number 20130226-0019240, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6029 Sedberry Road, Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Levi B. Crabtree

Meghan W. Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Levi B. Crabtree and Meghan W. Crabtree, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of April, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $515,000.00.

Affiant

Sworn to and subscribed before me, this 16th day of April, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019