Bill Garrett Davidson County
Batch# 92990 DEEDWARR
05/16/2018 10:11:57 AM 4 pgs
Fees: $23.00 Taxes: $2,885.63
20180516-0046627

WARRANTY DEED

JACOB L ALSUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020

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 16th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 9-20-20
(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).
Matthew Kyle Phillips and Emma Reese Phillips	Same	105 01 2S 002.00CO
(NAME)	(NAME)	
1084 Archer Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **Matthew Kyle Phillips and Emma Reese Phillips**, 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 1082 Archer as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1082 Archer, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20170209-0013573, 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 lands conveyed to Jeffrey C. Williams from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee dated June 15, 2005 and recorded June 20, 2005 as Instrument No. 20050620-0070096, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to John Swift, married and Chris Cantrell, married from Jeffrey C. Williams by Warranty Deed dated November 7, 2016 and recorded November 9, 2016 as Instrument No. 20161109-0118498, in said Register's Office for Davidson County, Tennessee.

File Number: 1805-0339

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. 20170217-0016821, in said Register's Office for Davidson County, Tennessee. This was not the grantor's principal residence.

Further known as: 1084 Archer Street, Nashville, TN 37203
Parcel Id(s): 105 01 2S 002.00CO

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 1084 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 14 day of May, 2018

Province Builders, LLC

BY:_____
John Swift, Member

_____
Chris Cantrell

State of Tennessee

File Number: 1805-0339

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Witness our hands this 14 day of May, 2018

Province Builders, LLC

BY: _____
John Swift, Member

_____
Chris Cantrell

State of Tennessee
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Swift as Member of Province Builders, LLC , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public

My Commission Expires: 10/26/19

(SEAL)

EARL D. THAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named, Chris Cantrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of May, 2018.

Notary Public

My Commission Expires: 8/30/21

(SEAL)

MICHELLE TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1805-0339