WARRANTY DEED

Bill Garrett Davidson County
Batch# 93347 DEEDWARR
05/17/2018 09:32:50 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180517-0047137

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4437B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Province Builders, LLC	1211 Martin St.	117-04-0-159.00
2710 Brightwood Ave	Nashville, TN 37203	
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOY LYNN WHITE, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PROVINCE BUILDERS, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being the North 31 feet of Lot No. 125 and the South 19 feet of Lot No. 126 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office, Davidson County, Tennessee.

Said parts of said Lots Nos. 125 and 126 adjoin and front together 50 feet on the Easterly side of Brightwood Avenue and run back between parallel lines 161.5 feet to an alley.

Being the same property conveyed to Joy Lynn White, a single person by Warranty deed from William H. Nussle, individually and as conservator of Kathryn J. Nussle, individually and as surviving spouse of Joseph A. Nussle; (William H. Nussle acting under appointment by conservatorship action of record in the Davidson County Probate Court, Docket No. 94P-88, of the person and property of Kathryn J. Nussle, a single person, individually and as surviving spouse of Joseph A. Nussle) of record in Book 9280, page 866, Register's Office for Davidson County, Tennessee, dated March 11, 1994 and recorded on March 16, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2710 Brightwood Ave, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 4th day of May, 2018.

Joy Lynn White

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOY LYNN WHITE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of May, 2018.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 18-4437B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027