Bill Garrett Davidson County
Batch# 107470 DEEDWARR
06/22/2018 11:17:01 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20180622-0060404

This Instrument Prepared By:
Brentwood Title, LLC.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18199

Send Tax Bills To:

Same / new owner

New Owner is:
April Gail Nichols

510-A Hamilton Avenue
Nashville, TN 37203

MAP: 105-07-4J-001.00 CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Province Builders, LLC a Tennessee limited liability company**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **April Gail Nichols, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 510-A Hamilton Avenue, Nashville, TN 37203

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 510A of the Townhomes at 510 Hamilton, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Townhomes at 510 Hamilton, of record in Instrument No. 20170309-0023351, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Townhomes at 510 Hamilton, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170309-0023351, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Province Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Nashville Partners, GP, a Tennessee general partnership, dated 11/21/16 and recorded 11/23/16 in Instrument No. 20161123-0123696, in the Register's Office of Davidson County, Tennessee. Property previously conveyed to Nashville Partners, GP, a Tennessee general partnership from Anna B. Watson by Warranty Deed dated 9/12/16 and recorded 9/21/16 in Instrument No. 20160921-0099223, said Register's Office; and also conveyed to Anna B. Watson, unmarried, from Alliance Construction, Inc. by Warranty Deed dated 3/11/04 and recorded 3/12/04 in Instrument No. 20040312-0028560, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of May, 2018.

GRANTOR:

PROVINCE BUILDERS, LLC

By: John Swift
Its: Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Swift for Province Builders, LLC a Tennessee limited liability company, as its Member**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of May, 2018.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public
My Commission Expires: 10-11-2021

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

SWORN TO and subscribed before me this 16 day of May, 2018.

NOTARY PUBLIC
My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.