Karen Y Johnson Davidson County
Batch# 138391 DEEDWARR
09/10/2018 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.45
20180910-0089527

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $304,987.46.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2018.

Notary Public

My Commission Expires: 8.4.20

Address New Owner As Follows:
Travis E. Commons
4414B Providence Heights
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
147-07-01-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROVIDENCE HEIGHTS PARTNERS, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRAVIS E. COMMONS, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 4414 Providence Heights, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20171206-0124565, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Providence Heights Partners, a Tennessee general partnership, by deed from Rodney Carl Sullivan, as to a 50% undivided interest, and James Taylor Carter, Jr., as to a 50% undivided interest, as tenants in common, of record as Instrument No. 20170915-0094761, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for 4414 Providence Heights, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges, and liens, of record as Instrument No. 20171206-0124565, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 5321, page 402, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4414B Providence Heights, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2018.

PROVIDENCE HEIGHTS PARTNERS,
a Tennessee general partnership

By: FEN RE HOLDINGS, LLC,
a Tennessee limited liability company,
its partner

By: Frank E 2d IV
Frank E. Neal, IV, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL, IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires: 5-5-20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

201809100089527

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022