THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218793**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$450,000.00~~ Affiant Subscribed and sworn to before me, this 7th day of February, 2019. Notary Public My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 194678 DEEDWARR
02/12/2019 03:37:49 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190212-0013252

WARRANTY DEED

Address New Owner: Province Builders, LLC ~~880 Battery Lane~~ 1211 Martin St ~~Nashville TN 37220~~ Nashville Tn 37203	Send Tax Bills To: new Owner	Tax Information: Tax Parcel ID No. 132-10-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Baize and wife, Dorcas Baize, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Province Builders, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, October 25, 1948, as follows:

Beginning in the Northerly margin of Battery Lane, at H. Hayes Southeast corner; thence with Hayes East line, North 2 degree 45 minute Ease 506 feet to a stake; thence south 70 degree 30 minute East 135 feet to a stake; thence 2 South degree 45 minute West 506 feet to the Northerly margin of Battery Lane; thence with the Northerly margin of said lane, North 70 degree 30 minute West 135 feet to an iron pin and fence corner, the point of beginning.

Being the same property conveyed to William L. Baize and wife, Dorcas Baize by Warranty deed from David F. Meriwether of record in Book 6018, page 543, Register's Office for Davidson County, Tennessee, dated March 08, 1983 and recorded on March 10, 1983.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 5552, Page 897, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 880 Battery Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2019.

William L. Baize

Dorcas Baize

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William L. Baize and Dorcas Baize, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2019.

Notary Public
My Commission Expires: 01/17/21

