Karen Johnson Davidson County
Batch# 204450 DEEDWARR
03/11/2019 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20190311-0022038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22 (AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Province Builders, LLC	owner at owner's addrss	
(NAME)	(NAME)	
1211 Martin St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Dennis, Sr., single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Province Builders, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 - 2214 Whites Creek Pike, Nashville, TN 37207 - M&P - 071050005.00

Land in Davidson County, Tennessee, being Part of The Marshall Lot on the Map of Part of Free Silver of record in Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor dated August 15, 1960, as follows:

Beginning at a point in the northerly margin of New Trinity Lane, as now located, at an iron pin in the east line of Lot No. 90 on said plan; thence along the east line of said lot, and along the east terminus of an alley, along the east margin of Gains Street, and along the east line of Lot No. 69, North 28° East 250 feet to a point at the southwesterly corner of the land conveyed to Annie Meadows Winters, by deed of record in Book 2443, Page 523; thence along her southerly line, South 82° 30' East 171 feet to an iron pin; thence South 28° West 230 feet to an iron pin in the northerly margin of New Trinity Lane; thence with the margin of the same, westerly around a slight curve, 179.1 feet to the point of beginning.

Less and Except portion of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8278, Page 228, Register's Office Davidson County, Tennessee.

This is improved property.

Being a portion of the same property conveyed to James Dennis, Sr. and wife, Thelma Dennis by Installment Deed from M. H. Webb and wife, Ida Nell Webb of record in Book 5224, Page 918, Register's Office for Davidson County, Tennessee, dated November 21, 1977 and recorded on November 21, 1977.
Thelma Dennis died on November 29, 1997 leaving James Dennis, Sr. as the remaining tenant by the entriety.

Tract 2 - 2216 Whites Creek Pike, Nashville, TN 37207 - M&P 071050006.00

Land in Davidson County, Tennessee, being Lot Nos. 25 and 26 and Part of The Marshall Lot on the Map of Part of Free Silver of record in Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by A&A Engineers, Inc. dated August 27, 1981, as follows:

Beginning at an iron pin in the southerly margin of Whites Creek Pike 470 feet, more or less, from its intersection with West Trinity Lane; thence South 25° 04' 43" West 242.96 feet to an iron pin; thence North 84° 42' 03" West 65.34 feet to an iron pin; thence South 28° West 12.47 feet to an iron pin; thence North 63° 12' 43" West 47.1 feet to an iron pin; thence North 26° 47' 17" East 278.3 feet to an iron pin in the southerly margin of Whites Creek Pike; thence, South 63° 45' 27" East 100.93 feet to the point of beginning, said tract

containing .627 acres, more or less.

This is unimproved property

Being a portion of the same property conveyed to James Dennis and Thelma Dennis by Final Decree Confirming Tax Sale from Clerk and Master for Davidson County of record in Book 9371, Page 287, Register's Office for Davidson County, Tennessee, dated May 28, 1994 and recorded on June 07, 1994. Thelma Dennis died on November 29, 1997 leaving James Dennis, Sr. as the remaining tenant by the entriety. James Dennis, Sr. is one and the same as James Dennis.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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, have 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 my hand this 8 day of March, 2019.

James Dennis Sr

James Dennis, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

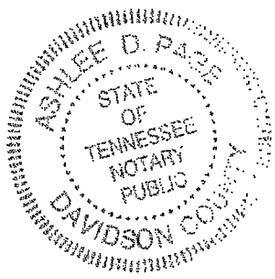
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Dennis, Sr.** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of March 2019.

Ashlee Page

Notary Public

My Commission Expires: 11/8/22



Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019