WARRANTY DEED

Karen Johnson Davidson County
Batch# 204506 DEEDWARR
03/11/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $9,342.50
20190311-0022141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,525,000.00

Claire Bale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2019.

Laci Tanner
Notary Public

MY COMMISSION EXPIRES: 2/27/21
(AFFIX SEAL)

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Nashville Phase I Property Holder LLC	Nashville Phase I Property Holder LLC	105 03 0 156.00 and 105 03 0 158.00
(NAME)	(NAME)	
133 N. Jefferson Street, 4th Floor	133 N. Jefferson Street, 4th floor	
(ADDRESS)	(ADDRESS)	
Chicago IL 60661	Chicago, IL 60661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville Phase I Property Holder LLC, a Delaware limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 - Being land in Nashville, Davidson County, Tennessee, being 1209 Martin Street, being Lot No. 98 on the Plan of Humphreys Huston and Martins Addition to South Nashville, as of record in Plan Book 1, Page 35, Chancery Court of Nashville, Tennessee and in Book 36 Page 117, Register's Office of Davidson County, Tennessee.

Tract 2 - Land in Nashville, Davidson County, Tennessee, being 1209 ½ - 1211 Martin Street being Lot No. 97 on the Plan of Humphreys, Houston and Martin Addition to South Nashville of record in Plan Book 1, Page 35, Chancery Court of Nashville, Tennessee.

Being the same lands conveyed to Province Builders, LLC, Limited Liability Company from Wayne Sullivan, as Personal Representative for the Estate of Horace Sullivan by Warranty Deed dated January 14, 2014 and recorded January 21, 2014 as Instrument No. 20140121-0005563, in said Register's Office for Davidson County, Tennessee.

Further known as: 1209 and 1211 Martin Street, Nashville, TN 37203
Parcel Id(s): 105 03 0 156.00, 105 03 0 158.00

File Number: 1811-0880

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1209 and 1211 Martin Street, Nashville, TN 37203

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 our hands this 7th day of March, 2019

Province Builders, LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Province Builders, LLC , the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

Witness my hand and official seal, this the 1st of March, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: 1811-0880

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

