WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,399,993.00 KCN Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of March, 2019. J Anderson Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)



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).
Jeffrey G. Goodwin and Brian J. Link		117 04 0 159.00
(NAME) 2710 Brightwood Avenue	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey G. Goodwin and spouse, Brian J. Link**, 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:

Land in Davidson County, Tennessee, Being the North 31 feet of Lot No. 125 and the South 19 feet of Lot No. 126 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office, Davidson County, Tennessee.

Said parts of said Lots Nos. 125 and 126 adjoin and front together 50 feet on the Easterly side of Brightwood Avenue and run back between parallel lines 161.5 feet to an alley.

Being the same lands conveyed to Joy Lynn White, as single person from William H. Nussle, individually and as conservator of Kathryn J. Nussle, individually and as surviving spouse of Joseph A. Nussle; (William H. Nussle acting under appointment by conservatorship action of record in the Davidson County Probate Court, Docket No. 94P-88, of the person and property of Kathryn J. Nussle, a single person, individually and as surviving spouse of Joseph A. Nussle) by Deed dated March 11, 1994 and recorded March 16, 1994 in Book 9280, Page 866, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Province Builders, LLC from Joy Lynn White, a single person by Warranty Deed dated May 4, 2018 and recorded May 17, 2018 as Instrument No. 20180517-0047137, in said Register's Office for Davidson County, Tennessee.

Further known as: 2710 Brightwood Avenue, Nashville, TN 37212
Parcel Id(s): 117 04 0 159.00

Karen Johnson Davidson County
Batch# 213122 **DEEDWARR**
04/03/2019 09:12:45 AM 2 pgs
Fees: $13.00 Taxes: $5,179.97

20190403-0030015

File Number: 1903-0234

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 2710 Brightwood Avenue, Nashville, TN 37212

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 29th day of March, 2019

Province Builders, LLC

BY: _____
John Swift
Sole Member

STATE OF TENNESSEE

COUNTY OF Wilson

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 th Sole Member of Province Builders, LLC, the bargainor, and that he, as such Sole 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 Sole Member.

Witness my hand and official seal, this the 29th of March, 2019.

_____
Notary Public

My Commission Expires: 10/29/19

(SEAL)

EARL D. THAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 1903-0234