WARRANTY DEED

Karen Johnson Davidson County
Batch# 249742 DEEDWARR
06/27/2019 02:51:52 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20190627-0062626

DANA DELWORTH 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 $1,599,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Adam Ragauskis and Jessica Ragauskis	new owner	117 14 0 078.00
(NAME)	(NAME)	
3938 Cross Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **Megan Paulus, Trustee of The 3938 Cross Creek Trust Agreement dated June 5, 2019**, 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 more particularly described as follows:

Being Lot No. 17 on the Plan of Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to AVI Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from James A. Crossman, married dated February 27, 2009 and recorded March 2, 2009 as Instrument No. 200903020017979, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from AVI Properties, LLC, a Tennessee Limited Liability Company dated March 26, 2018 and recorded March 28, 2018 as Instrument No. 201803280028821, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-186808SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CBB-18-5958

unimproved ☐
This is improved ☒ property, known as 3938 Cross Creek Road, Nashville, TN 37215

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 24 day of June, 2019

Province Builders, LLC, a Tennessee Limited Liability Company

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 the Member, and is authorized to execute the instrument on behalf of Province Builders, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 24 of June, 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: GRN-186808SSO