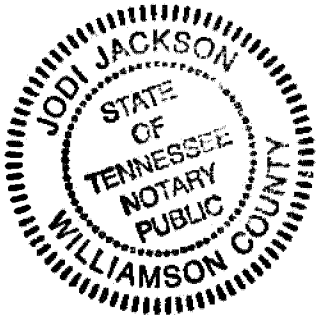
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2019

Notary Public

MY COMMISSION EXPIRES:
(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).
Bryan E. Paylor and Megan E. Paylor	Quicken Loans, Inc.	116 13 0 065.00
(NAME)	(NAME)	
6029 Sedberry Road	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 253068 DEEDWARR
07/05/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20190705-0065709

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 **Bryan E. Paylor and Megan E. Paylor, husband and wife**, 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 Lot No. 31 on the plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Sedberry Road at the corner of Lots 30 and 31; thence with the line between said lots, Northeasterly 230 Feet to a corner of Lot 55; thence with the line between Lots 31 and 55, Southeasterly 141 feet to the Westerly margin of Post Road; thence with the margin of the same, Southerly 170 Feet to the beginning of a curve; thence around said curve, Southwesterly 35.9 feet to the margin of Sedberry Road; thence with the margin of the same, Northwesterly partially around a slight curve, 213.8 fee to the point of beginning.

Being the same property conveyed to Levi B. Crabtree, and Meghan W. Crabtree, husband and wife by Warranty Deed from Andrew C. Eakes and Allyson M. Eakes, husband and wife dated February 26, 2013 and recorded February 26, 2013 as Instrument No. 20130226-0019240, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Province Builders, LLC by Warranty Deed from Levi B. Crabtree and Meghan W. Crabtree, husband and wife dated April 16, 2018 and recorded April 19, 2018 as Instrument No. 20180419-0036876, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1903507SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) 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 6029 Sedberry Road, Nashville, TN 37205

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 28 day of June, 2019

Province Builders, LLC

BY:_____
John Swift, Managing 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 sole member and manager of Province Builders, LLC, the within named bargainor, a Limited Liability Company, and that he as such sole member and manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th 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-1903507SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)