Karen Johnson Davidson County
Batch# 278134 DEEDWARR
08/30/2019 03:45:30 PM 6 pgs
Fees: $33.00 Taxes: $3,977.50
20190830-0088026

WARRANTY DEED

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Province Builders, LLC	Same as Owner	
(NAME) 1211 Martin Street	(NAME)	105-10-0-101.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	105-10-0-100.00
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Valerie Sanders** f/k/a Valerie Norman, married (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Province Builders, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record. (the "**Permitted Exceptions**").

This is improved property located at 1800 8th Avenue South, and 763 East Argyle Avenue Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

John Sanders joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 30th day of August, 2019.

GRANTOR:

Valerie Sanders

Valerie Sanders

John Sanders

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Valerie Sanders and John Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29 day of August, 2019.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Tract 1: (Parcel 105-10-0-101.00)

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 5 on the Map of Waverly Land Company's plan, of record in Book 57, Page 94, Register's Office for said county, described as follows:

BEGINNING at the Southeast intersection of the present South margin of Argyle Avenue as widened and located, and the East margin of 8th Avenue South as now widened and located, said point being 30 feet South of the center line of Argyle Avenue as now located; thence with the East margin of 8th Avenue South, Southerly 50 feet to a point; thence Easterly 105.5 feet to spike in the root of a tree; thence Northerly 50 feet to the present South margin of Argyle Avenue which point is 63 feet West of the West margin of the first alley East of 8th Avenue South; thence along the present South margin of Argyle Avenue Westerly 108.95 feet to the point of beginning.

Being the same property conveyed to Jack Norman, Jr., and wife, Duina Z. Norman, by Warranty Deed from Virginia Gee Walker and husband, Thomas B. Walker, of record in Book 3570, Page 269, in the Register's Office of Davidson County, Tennessee, dated May 28, 1963, and recorded on May 29, 1963.

Being the same property conveyed to George P. Linebaugh, Jr., Trustee, by Quitclaim Deed from Jack Norman, Jr., and wife, Duina Z. Norman, and thence re-conveyed by George P. Linebaugh, Jr., Trustee, to Duina Z. Norman, of record in Book 5332, Page 537, in the Register's Office of Davidson County, Tennessee, dated August 31, 1978, and recorded on August 31, 1978.

Being the same property a one-eighth (1/8) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 8264, Page 363, in the Register's Office of Davidson County, Tennessee, dated December 21, 1990, and recorded on December 27, 1990.

Being the same property of which 14.28% of her remaining 87.5% was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 8963, Page 433, in the Register's Office of Davidson County, Tennessee, dated May 17, 1993, and recorded on May 28, 1993.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 9518, Page 909, in the Register's Office of Davidson County, Tennessee, dated September 27, 1994, and recorded on November 14, 1994.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 9839, Page 250, in the Register's Office of Davidson County, Tennessee, dated October 25, 1995, and recorded on October 27, 1995.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 10281, Page 437, in the Register's Office of Davidson County, Tennessee, dated November 29, 1996, and recorded on December 5, 1996.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 10645, Page 120, in the Register's Office of Davidson County, Tennessee, dated October 6, 1997, and recorded on October 14, 1997.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 11109, Page 697, in the Register's Office of Davidson County, Tennessee, dated September 10, 1998, and recorded on September 14, 1998.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Book 11259, Page 200, in the Register's Office of Davidson County, Tennessee, dated September 10, 1998, and recorded on December 18, 1998.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Instrument No. 19991209-0301321, in the Register's Office of Davidson County, Tennessee, dated November 26, 1999, and recorded on December 9, 1999.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Instrument No. 20001229-0127299, in the Register's Office of Davidson County, Tennessee, dated December 28, 2000, and recorded on December 29, 2000.

Being the same property a one-eighth (1/8th) undivided interest of which was conveyed to Valerie Norman by Quitclaim Deed from Duina Z. Norman, of record in Instrument No. 20020401-0038878, in the Register's Office of Davidson County, Tennessee, dated March 27, 2002, and recorded on April 1, 2002.

Tract 2: (Parcel 105-10-0-100.00)

Land in Davidson County, Tennessee, being the Northeast part of Lot No. 5 on the Plan of Horton & Waverly Plans as of record in Book 57, Page 94, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly margin of Argyle Avenue, said iron pin being located at 108.95 feet from the East right-of-way of 8th Avenue South; thence with the margin of said Avenue, South 82 degrees 34' East, 48.4 feet to an iron pin, at the beginning of a curve to the right; thence with said curve having a radius of 15 feet Southeasterly 23.16 feet to an iron pin in the

Westerly margin of a 15 foot-alley; thence with the margin of said alley, South 5 degrees 55' West, 35.1 feet to an iron pin; thence leaving said alley, North 82 degrees 50' West, 66.1 feet to an iron pin; thence North 9 degrees 24' East, 50 feet to the point of beginning, containing 3,169.6 square feet, more or less.

Being the same property conveyed to Mrs. Duina Zacchini Norman by Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 5332, Page 539, in the Register's Office of Davidson County, Tennessee, dated June 16, 1978, and recorded on August 31, 1978.

Being the same property devised to Melody N. Vela, Pia Stratton and Valerie Sanders (formerly Valerie Norman), all married, by the Last Will and Testament of Duina Z. Norman, of record in Cause No. 07P-336, in the Office of the Probate Court for Davidson County, Tennessee, dated June 2, 2004, and recorded on March 29, 2007, as set out in that certain Executor's Quitclaim Deed of record in Instrument No. 20180307-0021502, in the Register's Office of Davidson County, Tennessee, dated January 18, 2018, and recorded on March 7, 2018.

Being the same property conveyed to Philip W. Duer, Trustee, by Quitclaim Deed from Pia Stratton and Charles Stratton, husband and wife, and Melody Vela and Jorge Vela, husband and wife, and thence re-conveyed by Philip W. Duer, Trustee, to Valerie N. Sanders, a married person, of record in Instrument No. 20180312-0023215, in the Register's Office of Davidson County, Tennessee, dated February 8, 2018, and recorded on March 12, 2018.

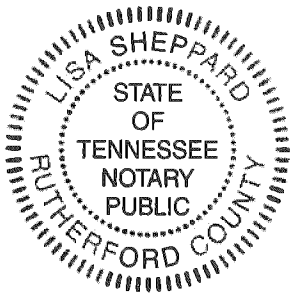
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 30 day of August, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 8.22.21