WARRANTY DEED

Karen Johnson Davidson County
Batch# 280663 DEEDWARR
09/04/2019 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20190904-0089382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Irene T. Lee and Brett E. Robinson		105 09 0 281.00
(NAME) 1006 Waverly Avenue	(NAME) New Owner	
(ADDRESS) Nashville, TN 37203	(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 **Irene T. Lee and Brett E. Robinson, wife and husband** 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 part of Lot No. 11 in Jones Dudley's Addition to Nashville, as of record in Book 57, Page 147, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Waverly Avenue, 150 feet westerly from the westerly margin of 10th Avenue, South, formerly Glendale Avenue, being J.S. Glenn's southwest corner, thence with said Glenn's west line, northwardly 150 feet to the southerly margin of an alley; thence with the said alley, westwardly 50 feet; thence southwardly parallel with the first line, 150 feet to the Northerly margin of Waverly Avenue; thence with the northerly margin of said Avenue, eastwardly 50 feet to the beginning.

Being the same lands conveyed to Willie B. Stewart and Della M. Stewart by virtue of that certain Warranty Deed dated September 06, 1956 and recorded in Book 2593, Page 579, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Darin Cunningham from Della M. Stewart, unmarried by Warranty Deed dated September 29, 2017 and recorded October 10, 2017 in Instrument No. 201710020100513, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Province Builders, LLC from Darin Cunningham by Warranty Deed dated March 19, 2018 and recorded March 19, 2018 in Instrument No. 201803190025906, in said Register's Office for Davidson County, Tennessee.

File Number: 1908-0778

Further known as: 1006 Waverly Avenue, Nashville, TN 37203
Parcel Id(s): 105 09 0 281.00

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 1006 Waverly Avenue, 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 30 day of August 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 the 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 30th of August, 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: 1908-0778

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

