THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 19[illegible]**	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, this30th day of August, 2019. Notary Public My Commission Expires: 3/8/2021

Ann Marie Angel
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Province Builders 1210 Nichol Lane Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-09-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Revocable Living Trust under Trust Agreement dated March 14, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Province Builders, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Highlands of Belle Meade, of record in Plat Book 547, page 180, (being erroneously shown as Plat Book 5305, page 615 in previous deeds) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert Phillips Turner, Jr., by deed from Lawton Haygood and wife, Karen Haygood, of record in Book 4902, page 970 , dated July 12, 1974 , said Register's Office.

Robert Phillips Turner, Jr. conveyed his interest to Phillips Turner and wife, Betty G. Turner, by deed of record in Book 5030, page 5, dated May 28, 1976, said Register's Office.

Phillips Turner and wife, Betty G. Turner conveyed their interest to Robert Phillips Turner, Jr. by deed of record in Book 5694, page 77, dated December 24, 1980, said Register's Office.

Robert Phillips Turner, Jr. conveyed his interest to Phillips Turner and wife, Betty G. Turner, by deed of record in Book 6098, page 190, dated July 20, 1983, said Register's Office.

Phillips Turner and wife, Betty G. Turner conveyed their interest to Robert Phillips Turner, Jr. and wife, Ginger G. Turner, by deed of record in Book 6164, page 106, dated October 26, 1983, said Register's Office.

Ginger G. Turner conveyed her interest to Robert Phillips Turner, Jr. by deed of record in Book 6305, page 615, dated June 1, 1984, said Register's Office.

Robert Phillips Turner, Jr. conveyed his interest to Robert Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, dated March 14, 2008, by quitclaim deed of record in Instrument No. 20110601-0041826, dated May 10, 2011, said Register's Office.

For further reference, see quitclaim deed of record in Instrument No. 20160608-0057990, said Register's Office,

Karen Johnson Davidson County
Batch# 282644 DEEDWARR
09/09/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20190909-0090787

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 130-09-0-147.00.

Matters shown on the Plan of record in Plat Book 547, page 180, said Register's Office.

This is improved property located at 1210 Nichol Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2019.

Phillips Turner, Jr., Trustee of the Phillips Turner, Jr.
Revocable Living Trust under Trust Agreement dated
March 14, 2008

Phillips Turner, Jr. TRUSTEE
Phillips Turner, Jr., Trustee 8/30/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillips Turner, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Phillips Turner Jr. Revocable Living Trust under Trust Agreement dated March 14, 2008 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am 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

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)