THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822147** Karen Johnson Davidson County Batch# 288757 **DEEDWARR** 09/20/2019 09:31:34 AM 2 pgs Fees: $13.00 Taxes: $2,312.50 20190920-0095663	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Province Builders, LLC.	Province Builders, LLC.	Tax Parcel ID No.
615 Napolean Avenue	615 Napolean Avenue	131-05-035.00
Nashville, TN 37211	Nashville, TN 37211	

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, **James T. Murphy, Successor Co-Trustee of The Rex Warren Living Trust u/a/d October 20, 2009, as amended on November 13, 2009, December 30, 2009 and May 19, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Province Builders, LLC., a Tennessee limited liability company and Christopher L. Cantrell** ("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 No. 31 on the Plan of Russwood Heights, of record in Book 2133, Page 12-13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty Ann Murphy, Co-Trustee and T. Adam Dozier, Co-Trustee of The Rex Warren Living Trust, from William Dyer, unmarried and Mary B. Sanders, married, recorded on the 6th day of July, 2011 in Instrument No. 20110706-0051765, in the Register's Office for Davidson County, Tennessee.

James M. Murphy was appointed as a Successor Co-Trustee replacing T. Adam Dozier in the Trust Amendment dated May 19, 2014. Said Trust Amendment erroneously included the incorrect middle initial for James T. Murphy.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RUSSWOOD HEIGHTS, as recorded in Plat Book 2133, Page(s) 12-13, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2098, Page 60, in the Register's Office of Davidson County, Tennessee.

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 11th day of September, 2019.

The Rex Warren Living Trust

By: James T. Murphy Co-Trustee
James T. Murphy, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Murphy with whom I am personally acquainted, and who acknowledged that he is the Co-Trustee of The Rex Warren Living Trust and as such Co-Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 11th day of September, 2019.

Notary Public

My Commission Expires: _____

