Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296862 **DEEDWARR**
10/07/2019 10:50:31 AM 4 pgs
Fees: $23.00 Taxes: $5,735.00

20191007-0102395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of 1st October 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

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).
James Nation and Stephanie Nation	New Owner	129 08 0 108.00
(NAME)	(NAME)	
100 Taggart Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 a Tennessee limited liabity company and Philip Cantrell, an undivided one-half interest and Chris Cantrell, an undivided one-half interest** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Nation and Stephanie Nation, 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. 1 of Block G on the 2nd Revised Plan of Highlands of Belle Meade No. 2 of record in Book 1130, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Taggart Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said lots northerly 204.51 feet to a point; thence westerly 124.7 feet to the east margin of State Highway No. 100; thence with the margin of same, southerly 184.09 feet to the beginning of a curve; thence around said curve southeasterly 31.42 feet to the north margin of Taggart Avenue, thence with the margin of the same, easterly 104.7 feet to the beginning.

Being the same lands conveyed to Scott T. Goad and Mary J. Goad, husband and wife from W.W. Owens, Jr., a widower by Warranty Deed dated October 21, 1992 and recorded October 27, 1992 in Book 8767, Page 180, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Province Builders, LLC, a Tennessee limited liability company, an undivided one-half interest and an undivided one-half interest to Phillip Cantrell and Chris Cantrell from Scott T. Goad and Mary J. Goad, husband and wife by Warranty Deed dated November 9, 2017 and recorded November 13, 2017 as Instrument No. 20171113-0116402, in said Register's Office for Davidson County, Tennessee.

Further known as: 100 Taggart Avenue, Nashville, TN 37203
Parcel Id(s): 129 08 0 108.00

File Number: 1908-0784

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 100 Taggart Avenue, 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 1 day of Oct, 2019

Province Builders, LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Province Builders, LLC , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

*John Swift, as member of

Witness my hand and official seal, this the 1st of October, 2019.

Alicia Caston
Notary Public

My Commission Expires: My Commission Expires July 3, 2023

(SEAL)

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 1908-0784

Chris Cantrell

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chris Cantrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2019.

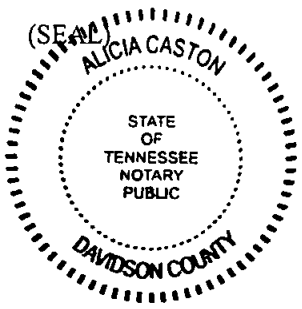
Alicia Caston

Notary Public

My Commission Expires:

My Commission Expires
July 3, 2023

(SEAL)



File Number: 1908-0784

Philip Cantrell

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Philip Cantrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of September, 2019.

Katherine Ann Harris
Notary Public

My Commission Expires: 9/19/2022

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

(SEAL)

File Number: 1908-0784