WARRANTY DEED

Karen Johnson Davidson County
Batch# 316417 DEEDWARR
11/15/2019 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20191115-0118152

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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).
Hubert L. Worrell, IV and Chelsie D. Worrell	New Owner	132 10 0 010.00
(NAME)	(NAME)	
880 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hubert L. Worrell, IV and Chelsie D. Worrell, 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:

A tract land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, October 25, 1948, as follows:

Beginning in the Northerly margin of Battery Lane, at H. Hayes Southeast corner; thence with Hayes East line, North 2 degree 45 minute East 506 feet to a stake; thence south 70 degree 30 minute East 135 feet to a stake; thence 2 South degree 45 minute West 506 feet to the Northerly margin of Battery Lane; thence with the Northerly margin of said lane, North 70 degree 30 minute West 135 feet to an iron pin and fence corner, the point of beginning.

Being the same lands conveyed to William L. Baize and wife, Dorcas Baize by Warranty Deed from David F. Meriwether dated March 8, 1983 and recorded March 10, 1983 in Book 6018, Page 543, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Province Builders, LLC, a Tennessee limited liability company from William L. Baize and wife, Dorcas Baize, husband and wife by Warranty Deed dated February 7, 2019 and recorded February 12, 2019, as Instrument No. 20190212-0013252, in said Register's Office for Davidson County, Tennessee.

Further known as: 880 Battery Lane, Nashville, TN 37220
Parcel Id(s): 132 10 0 010.00

File Number: 1910-0925

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 880 Battery Lane, Nashville, TN 37220

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 14th day of November, 2019

Province Builders, LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF

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 a Member of Province Builder's, 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 14th day of November, 2019.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 1910-0925

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER