THIS INSTRUMENT PREPARED BY:
Shelby L. Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $755,000.00

Katherine Ann Harris
Affiant

SUBSCRIBED AND SWORN to before me, this 20th day of December, 2019.

Julianna C. Gassaway
Notary Public
My Commission Expires: 10-30-23

Karen Johnson Davidson County
Batch# 336023 DEEDWARRSP
12/30/2019 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20191230-0134353

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Province Builders, LLC 615 Napoleon Avenue Nashville, TN 37211	Same	Map/Parcel 118-07-0-077.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged Epoch Investments, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Province Builders, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Berrywood, Section 2 of record in Plat Book 3106, Page 14, as amended in Instrument No. 20071206-0141323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Epoch Investments, Inc., a Tennessee corporation, by General Warranty Deed of record in Instrument No. 20181227-0125610, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 18th day of December, 2019, to be effective the ___ day of December, 2019.

GRANTOR:

EPOCH INVESTMENTS, INC., a Tennessee corporation

By: Hemel R. Surati
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Hemel Surati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument as the Vice President of Epoch Investments, Inc., a Tennessee corporation, and that he as such Vice President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such.

WITNESS my hand, at office, this 18th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)