Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $507,500.00.

Julianna C. Dorroway
Affiant

Karen Johnson Davidson County
Batch# 349343 DEEDWARR
01/28/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20200128-0009984

Subscribed and sworn to before me, this 24th day of January, 2020.

Katherine Ann Harris
Notary Public
My commission expires: 9/19/2022

KATHERINE ANN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

03-1912-38919

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Province Builders, LLC 4425 Lealand Lane Nashville TN 37204	Province Builders, LLC 4425 Lealand Lane Nashville, TN 37204	132-09-0-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Calonge and Rogelio Pagan, wife and husband and James Alvarez, a single preson** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Province Builders, LLC**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Being Lot No. 3 on the unrecorded Plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described as follows:

Beginning at a point in the center of Lea Avenue, now Lealand Lane, North 2° 30' east 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence north 2° 30' east with the center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet thence southerly 100 feet to the northwest corner of Lot No. 2; thence easterly with the line between Lots 2 and 3, 214.34 feet to the beginning.

Being the same property conveyed to James Alvarez, an unmarried man, and Nancy Calonge and Rogelio Pagan, wife and husband by deed from Ian R. Byram and spouse, Emily E. Johnson Byram, dated July 13, 2011, recorded July 15, 2011, of record in Instrument No. 20110715-0054400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4425 Lealand Lane, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of January, 2020.

Nancy Calonge

Rogelio Pagan

James Alvarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nancy Calonge and Rogelio Pagan, and James Alvarez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of January, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

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)