WARRANTY DEED

Karen Johnson Davidson County
Batch# 350568 DEEDWARR
01/30/2020 10:06:24 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20200130-0011095

STATE OF TENNESSEE
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 08-22-22

(AFFIX SEAL)

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).
Province Builders, LLC	NEW OWNER	117 14 0 075.00
(NAME)	(NAME)	
615 Napoleon Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Dan E. Minor, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Province Builders, LLC, a Tennessee Limited Liability Company**, 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 parts of Lot Nos. 8 and 9 on the Plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, May 11, 1949, and revised August 8, 1949, as follows:

BEGINNING on the westerly margin of Cross Creek Road, at the corner of Lot Nos. 9 and 10; thence, with the line between said two lots, westwardly 190.9 feet to the westerly line of said subdivision; thence, with said line, northwardly 112.7 feet to a point 2.7 feet North of the corner of Lot Nos. 8 and 9; thence, westwardly 177 feet to a point in the line between said two lots; thence, southeastwardly 74.3 feet to the westerly margin of Cross Creek Road, being 12 feet South of the corner of Lot Nos. 8 and 9; thence, with said road, southwardly 78.8 feet to the BEGINNING.

Being the same lands conveyed to Dan E. Minor, unmarried from Florine K. Worden, an un-remarried widow by Warranty Deed dated July 26, 2011 and recorded July 27, 2011 in Instrument No. 20110727-0057269, in said Register's Office for Davidson County, Tennessee.

Further known as: 3925 Cross Creek Road, Nashville, TN 37215

Parcel Id(s): 117 14 0 075.00

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

File Number: 1910-0988

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 3925 Cross Creek Road, Nashville, TN 37215

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 10 day of January, 2020.

Dan E. Minor

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of DeKalb and State of Tennessee, do hereby certify that Dan E. Minor, an unmarried person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of January, 2020.

Notary Public

My Commission Expires: 11-30-22

(SEAL)

HILTON CONGER
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

File Number: 1910-0988