WARRANTY DEED

Karen Johnson Davidson County
Batch# 350571 DEEDWARR
01/30/2020 10:09:16 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20200130-0011099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/19/2022
(AFFIX SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

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.
Province Builders, LLC	Franklin Synergy Bank	130 11 0 103.00
(NAME)	(NAME)	
615 Napoleon Avenue	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(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, **Billy Panda McKay and wife, Grace M. McKay**, 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 Lot No. 6 of Block "S" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same lands conveyed to Billy Panda McKay and wife, Grace M. McKay from Stephen J. Heins and wife, Jane E. Barber Heins by Deed dated January 29, 1993 and recorded February 2, 1993 in Book 8854, Page 590, in said Register's Office for Davidson County, Tennessee.

Further known as: 4519 Beacon Drive, Nashville, TN 37215

Parcel Id(s): 130 11 0 103.00

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.

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unimproved ☐
This is improved ☒ property, known as 4519 Beacon Drive, 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 9 day of JANUARY 2020

Billy Panda McKay

Grace M. McKay

STATE OF ~~TENNESSEE~~ Oregon

COUNTY OF Multnomah

I, the undersigned, a Notary Public for the COUNTY of Multnomah and State of ~~Tennessee~~ Oregon, do hereby certify that Billy Panda McKay and wife, Grace M. McKay personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of January, 2020.

Notary Public

My Commission Expires: 7/7/23

(SEAL)

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 989349
MY COMMISSION EXPIRES JULY 07, 2023

File Number: 1912-1176