WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

Notary Public

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

Karen Johnson Davidson County
Batch# 394754 DEEDWARR
05/04/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200504-0046162

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.(S)
Province Buliders, LLC	Province Builders, LLC	Parcel ID: 117 08 0 035.00
(NAME)	(NAME)	
3020 Brightwood Avenue	615 Napoleon Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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, **Lisa White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Province Buliders, LLC and Christopher L. Cantrell**, 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. 18 on the changed Plan of the Subdivision of Lots Nos. 11, 12, 13, 14,and 15 in the Belmont Terrace Annex No. 1, as shown on the Plat of record in Plat Book 547, page 99, in the REgister's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same lands conveyed to Lisa White, unmarried from Bruce B. Magnuson and spouse Kathleen B. Magnuson by Warranty Deed dated July 9, 2012 and recorded July 12, 2012 in Instrument Number 20120712-0061101, Register's Office Davidson County, Tennessee.

Further known as 3020 Brightwood Avenue, Nashville, Tennessee 37212
Map and Pacrel 117 08 0 035.00

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.

unimproved ☐

This is improved ☒ property, known as 3020 Brightwood Avenue, Nashville, TN 37212

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 29th day of April, 2020

Lisa White

STATE OF PA

COUNTY OF Bucks

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lisa White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public

My Commission Expires: 01/26/2021

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOANN V KIRK
Notary Public
MIDDLETOWN TWP, BUCKS COUNTY
My Commission Expires Jan 26, 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)