WARRANTY DEED

Karen Johnson Davidson County
Batch# 455423 **DEEDWARR**
08/12/2020 02:45:25 PM 2 pgs
Fees: $13.00 Taxes: $1,702.74

20200812-0090179

A-WW-20-913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Province Builders, LLC	**New Owner**	
(NAME) **4619 Shys Hill Road**	(NAME)	**105-13-0-310.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. WRIGHT & CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot 5 on the Map of Waldkirch Subdivision, of record in Plat Book 421, Page 90, Register's Office for said County.

Said part of Lot No. 5 fronts 80.9 feet on the Southerly side of Lawrence Avenue, and runs back between lines 160 feet to an alley on which it measures 79.8 feet.

Being a the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from W. Wright & Co, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170417-0036750 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 17, 2017.

Being a portion of the same property conveyed to W. Wright & Co., LLC, a Tennessee Limited Liability Company by Quitclaim deed from Province Builders, LLC of record in Instrument No. 20170920-0096272 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- ROW's of Lawrence Avenue and an alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 Lawrence Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10 DAY OF AUGUST, 2020.

W. Wright & Co., LLC

BY: _____
Waddell Wright
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADDELL WRIGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of W. WRIGHT & CO., LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212