Karen Johnson Davidson County
Batch# 481891 DEEDWARR
09/24/2020 10:19:54 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20200924-0109795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-30-22
(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 and Christopher L. Cantrell		Parcel ID: 130-11-0-034.00
(NAME) 615 Napoleon Avenue	(NAME) 615 Napoleon Avenue	
(ADDRESS) Nashville, TN 37211	(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, **Brenda H. Nevin**, 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 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:

Being Lot No. 15 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 250 feet to a dead line, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert L. Howell, Jr. and wife Louise Howell by Warranty Deed from Henry Carl Hartman, Jr. and wife Emily Young Hartman dated November 06, 1952 and recorded November 13, 1952 in Book 2101, Page 12, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Robert L. Howell, Jr. and wife Louise Howell, for life, and remainder to Brenda H. Nevin by Quitclaim Deed from Robert L. Howell, Jr. and wife Louise Howell dated July 29, 2009 and recorded July 29, 2009 in Instrument No. 20090729-0071035, in the Register's Office for Davidson County, Tennessee. Robert L. Howell, Jr. died October 5, 2012 and Louise Howell died December 4, 2015 leaving Brenda

H. Nevin the sole owner as holder of the remainder. See also Affidavit of Heirship of record in Instrument No. 20161215-0131633, in the Register's Office for Davidson County, Tennessee.

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 903 Lynnwood Blvd., Nashville, TN 37205

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 22 day of Sept., 2020

Brenda H. Nevin

Brenda H. Nevin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brenda H. Nevin, 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 22nd of September, 2020.

J Hilton Conger

Notary Public

My Commission Expires: 10-30-22

(SEAL)

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY