Karen Johnson Davidson County
Batch# 621313 DEEDWARR
04/23/2021 09:22:20 AM 2 pgs
Fees: $13.00 Taxes: $12,395.00
20210423-0054442

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William W. Lane	William W. Lane	Parcel ID: 13009014700
(NAME) 1210 Nichol Lane	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Province Builders, LLC**, a Tennessee limited liability company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William W. Lane, a married man,** 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. 8 of Block 3 on the Map of the Highlands of Belle Meade, of record in Book 547, Page 180, Register's Office for said County.

Said Lot No. 8 fronts 160 feet on the east side of Nichol Lane, formerly Midland Drive and runs back between lines 260 on the northerly line and 221 feet 3 inches on the southerly line to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to Province Builders, LLC, a Tennessee limited liability company by Warranty Deed from Phillips Turner, Jr., Trustee of the Phillips Turner, Jr., Revocable Trust U/A/D/ March 14, 2008, said deed dated August 30, 2019, filed of record on September 9, 2019, of record in Instrument No. 20190909-0090787, 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 1210 Nichol Lane, 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 22nd day of April, 2021.

Province Builders, LLC,
A Tennessee Limited Liability Company

BY: _____
John Swift, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Province Builders, LLC, a Tennessee limited liability company, and is authorized to execute the instrument on behalf of Province Builders, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member.

Witness my hand and official seal, this the 22nd day of April, 2021.

_____
Notary Public

My Commission Expires: 02-25-2023

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY