WARRANTY DEED

Karen Johnson Davidson County
Batch# 747134 DEEDWARR
10/29/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211029-0145770

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Province Builders, LLC	NEW OWNER	131 16 0 051.00
(NAME) 615 Napoleon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37211	(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, **Mary Wayne H. Mader, an unmarried woman,**, 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 as undivided tenants in common**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Gateway Acres Second Addition, being part of the Overton Lea Estates, as shown of record on Plat in Book 1424, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 225 feet on the northerly side of Grassland Lane and extends back between parallel lines 249.9 feet to a dead line, measuring 225 feet thereon.

Being the same property conveyed to Charles L. Mader, Jr., and wife, Mary Wayne H. Mader by Warranty Deed from Noel C. Hunt, III and wife, Susie P. Hunt dated June 22, 1970, filed of record July 7, 1070, of record in Book 4429, Page 596, Register's Office for Davidson County, Tennessee. Charles L. Mader, Jr., having since died on October 28, 2008, a resident of Davidson County, Tennessee, leaving Mary Wayne H. Mader as Surviving Tenant by the Entirety.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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 1018 Grassland Lane, Nashville, TN 37220

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 26th day of October, 2021.

Mary Wayne H. Mader

Mary Wayne H. Mader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

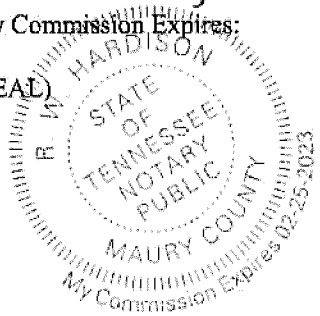
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Mary Wayne H. Mader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/26/2021.

Date

Jamika Jones
Affiant Signature

10/28/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of OCTOBER, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY