WARRANTY DEED

Karen Johnson Davidson County
Batch# 805270 DEEDWARR
02/15/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20220215-0017177

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 02-25-2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY R. WILLIAMSON

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)
Jack Butcher and Celia R. Butcher	Acopia, LLC	105-13-0-310.00
(NAME)	(NAME)	
913 Lawrence Avenue	306 Northcreek Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Goodlettsville, TN 37072	
(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 **Jack Butcher and Celia R. Butcher, Husband and Wife**, 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 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, to which Plat reference is hereby made for a more complete legal description.

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 the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from W. Wright & Co., LLC, a Tennessee Limited Liability Company, dated August 10, 2020 recorded August 12, 2020, of record as Instrument No. 20200812-0090179, in the Register's Office for Davidson County, Tennessee.

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 913 Lawrence Avenue, Nashville, TN 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 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 3rd day of February, 2022.

Province Builders, LLC,
a Tennessee Limited Liability Company

BY: X _____
Johnny M. Swift, Sole Member

STATE OF TENNESSEE

COUNTY OF Williamson

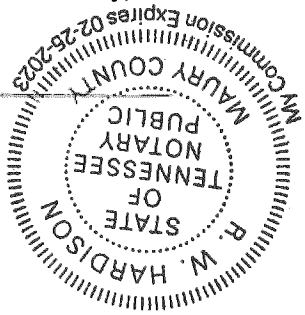
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnny M. Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and is authorized to execute 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 3rd day of February, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, **Nick Harris**, 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 2/3/2022.

Affiant Signature

2/3/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of February, 20 22.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY