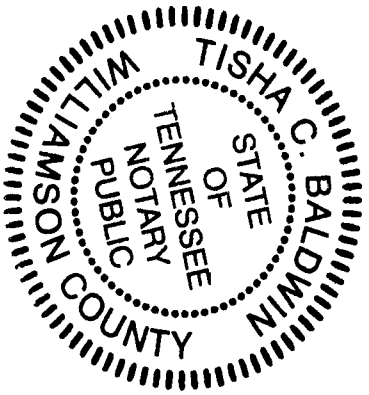
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

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)
Heather Anne Carleton & Jerry Francis Carleton	New owner	117 14 0 075.00
(NAME)	(NAME)	
3925 Cross Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 812139 **DEEDWARR**
02/28/2022 09:15:17 AM 2 pgs
Fees: $13.00 Taxes: $9,564.50

20220228-0022062

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 **Heather Anne Carleton & Jerry Francis Carleton, wife and husband, tenants by the entirety,** 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 parts of Lot Nos. 8 and 9 on the Plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, May 11, 1949, and revised August 8, 1949, as follows:

BEGINNING on the westerly margin of Cross Creek Road, at the corner of Lot Nos. 9 and 10; thence, with the line between said two lots, westwardly 190.9 feet to the westerly line of said subdivision; thence, with said line, northwardly 112.7 feet to a point 2.7 feet North of the corner of Lot Nos. 8 and 9; thence, westwardly 177 feet to a point in the line between said two lots; thence, southeastwardly 74.3 feet to the westerly margin of Cross Creek Road, being 12 feet South of the corner of Lot Nos. 8 and 9; thence, with said road, southwardly 78.8 feet to the BEGINNING.

Being the same lands conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, from Dan E. Minor, unmarried, by Warranty Deed dated January 10, 2020 and recorded January 30, 2020 in Instrument No. 20200130-0011095, in said 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 3925 Cross Creek Road, Nashville, TN 37215

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 25th day of February, 2022.

Province Builders, LLC,
a Tennessee Limited Liability Company

BY: _____
John Swift
Sole and Managing 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/herself to be the Sole and Managing Member, and is authorized to execute the instrument on behalf of Province Builders, LLC, the within named bargainor, and that he/she as such Sole and Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole and Managing Member.

Witness my hand and official seal, this the 25th day of February, 2022.

_____
Notary Public

My Commission Expires: 02-25-2023

(SEAL)

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