Karen Johnson Davidson County
Batch# 984596 DEEDWARR
03/24/2023 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $5,032.00
20230324-0021753

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-56

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rob Murray and Natalie Murray	New Owner	083 10 0 001.00
(NAME) 416 North 16th Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Providence Builder Group, LLC, a Tennessee Limited Liability Company, f/k/a Containers by Design, LLC a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Rob Murray and Natalie Murray, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 416 North 16th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24th day of March, 2023.

GRANTOR:

Providence Builder Group, LLC,
a Tennessee Limited Liability Company

By: _____
William Barron, Sole Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Providence Builder Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24 day of March, 2023.

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

_____
Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Survey of the J. J. Tamble Tract, as of record in Plat Book 421, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the Westerly side of North 16th Street and runs back between parallel lines 204.2 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Meridian Capital Group, LLC, by Substitute Trustee's Deed from Sean C. Wlodarczyk, of record in Instrument No. 20220509-0053027, in the Register's Office of Davidson County, Tennessee, dated May 09, 2022, and recorded on May 09, 2022.

Being the same property conveyed to Containers by Design, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Meridian Capital Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220708-0079041, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022, and recorded on July 08, 2022. Containers by Design, LLC, a Tennessee limited liability company, changed its name to Providence Builder Group, LLC, a Tennessee Limited Liability Company, pursuant to articles of amendment filed with the Tennessee Secretary of State on August 19, 2022 as file number B1267-1439.

Certificate of Authenticity

I, Scott Hubbard, 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

3/24/23.

Date

Affiant Signature

March 24, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 24th day of March, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)