WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 14:54 2 pgs
Fees:13.00 Taxes:914.47

20060714-0085185

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,155.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 day of July, 2006

Notary Public

MY COMMISSION EXPIRES: ~~7/21/07~~ 01/02/09

(AFFIX SEAL)

ANNA JIANG
COMM. #1541084
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Jan 2, 2009

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
RYAN H. GANIKO	PULTE MORTGAGE, INC.	161-13-B-317CO
5721 EDMONDSON PIKE #317	(NAME) 7475 SOUTH JOLIET	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) ENGLEWOOD, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP, Nevada Limited Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN H. GANIKO,** 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 **Unit No. 317** On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, by Deeds of record in Instrument No. 20031008-0149616 and Instrument No. 20040305-0025836, re-recorded in Instrument No. 20040401-0036841 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **5721 Edmondson Pike #317, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th DAY OF July, 2006

Pulte Homes Tennessee, Limited Partnership, A Nevada Limited Partnership

By: Radnor Homes Inc.
General Partner

By:
Jill Raines its designated agent and Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JILL RAINES, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the designated agent and Attorney in Fact for Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership, Nevada Limited Partnership, the within named bargainor, and that he/she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as its designated agent and Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 11th DAY OF July, 2006

Commission expires:

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public