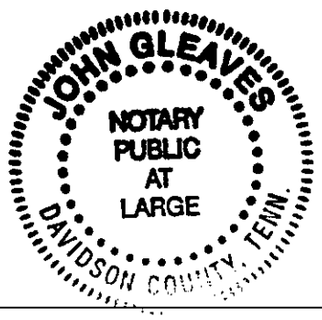
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gedas Kutka and Cynthia F. Kutka	Bank of America, NA	160-05 18.00
(NAME) 5338 Green Valley Court	(NAME) 9000 Southside Blvd.	
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Jacksonville, FL 32256	
(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, I, **Jon Folk, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gediminas Kutka and wife, Cynthia Flack** 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 Lot No. 105 on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jon Folk, an unmarried person, by Quitclaim Deed from Jon Folk and Summer Folk, dated May 16, 2007, as of record in Instrument No. 20071121-0136411, Register's Office for Davidson County, Tennessee. Also being the same property that was conveyed to Jon Folk and wife, Summer Folk, by Warranty Deed from Robin Roper, dated March 31, 2004, of record in Instrument No. 20040414-0042040, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 4460, pages 36, 37 and 38; Restrictions of record in Book 4537, page 496, and Deed of conveyance regarding water mains of record in Book 4385, page 463, all of record in Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5338 Green Valley Court, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20090067315 DEEDWARR
Recvd: 10/02/09 14:50 2 pgs
Fees:13.00 Taxes:1539.20
20091002-0091834

Witness my hand this 25th day of September, 2009.

Jon Folk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jon Folk with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of September, 2009.

Notary Public

My Commission Expires: 12-04-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212