WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-15

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA D. PERRY

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Kazlauskas	SAME	072.13-0-1166.00
(NAME)	(NAME)	
902 McClurkan Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GERALD LEE COYLE AND WIFE, NINFA COYLE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN KAZLAUSKAS, AN UNMARRIED MAN, AND ANTHONY KAZLAUSKAS A MARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lots Nos. 59 and 60 on the Map of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald Lee Coyle and wife, Ninfa Coyle by Special Warranty Deed dated April 22, 2004 and recorded in Instrument Number 20040428-0047933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Plat restrictions in Plat Book 974, page 18; Restrictive Covenant in Instrument Number 20090504-0040725; all of record in the Register's Office for Davidson County, Tennessee.

This is improved X unimproved property, known as 902 McClurkan Ave., Nashville, TN 37206
(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:T20120049440 DEEDWARR
Recvd: 07/05/12 10:38 2 pgs
Fees:13.00 Taxes:462.50
20120705-0058943

Witness my hand this 2 day of July, 2012

Gerald Lee Coyle

Ninfa Coyle

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2012.

Notary Public

My Commission Expires: Sept. 3, 2013

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON