THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071335**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $640,000.00 Affiant Subscribed and sworn to before me, this26th day of July, 2012. Notary Public My Commission Expires: March 8, 2016

DAVIDSON COUNTY, TENNESSEE PRISCILLA C. RUBENACK STATE OF TENNESSEE NOTARY PUBLIC

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Stephen E. Kulinski and Fredricka Kulinski 720 Greeley Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-04-60.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Gregory Jones and Allison Sisk Jones, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen E. Kulinski and wife, Fredricka Kulinski,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 213, HILLWOOD ESTATES, SECTION TEN, as shown on plat of record in Plat Book 2331, Pages 95 and 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Gregory Jones and Allison Sisk Jones by Warranty Deed from Chris G. Smith and spouse Charlotte W. Smith, recorded on the 3rd day of March, 2005 in Instrument No. 20050303-0023865, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION TEN, as recorded in Plat Book 2331, Page(s) 95 and 96.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 720 Greeley Drive Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20120057371 DEEDWARR
Recvd: 08/03/12 09:22 2 pgs
Fees:13.00 Taxes:2368.00
20120803-0068858

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2012.

William Gregory Jones

Allison Sisk Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Gregory Jones and Allison Sisk Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014