WARRANTY DEED

R-VRES-12-1802

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,400.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Caissie	SunTrust Mortgage, Inc.	
916 Marina Street (ADDRESS)	401 Commerce St., Suite 6100 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	08314032100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAUREN KOHUT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY L. CAISSIE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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 HALF OF LOT 54 ON THE PLAN OF EDGEFIELD LAND CO'S FIRST ADDITION OF RECORD IN PLAT BOOK 57, PAGE 130, 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 PART OF LOT NO. 54 FRONTS 32 1/2 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET FORMERLY ROTHSCHILD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LAUREN KOHUT, UNMARRIED BY DEED FROM LESLIE A. THOMPSON, UNMARRIED OF RECORD AT INSTRUMENT NO. 20070815-0097451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2007 AND RECORDED AUGUST 15, 2007.

LAUREN KOHUT IS NOW MARRIED. MICHAEL KOHUT JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.
THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 130 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1802 Boscobel St, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120094564 DEEDWARR
Recvd: 12/11/12 09:54 2 pgs
Fees:13.00 Taxes:660.08
20121211-0113998

Witness my/our hand(s) this 7th day of December, 2012.

Lauren Kohut by Michael Kohut, Attorney in Fact

Lauren Kohut by Michael Kohut, Attorney in Fact

Michael Kohut

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2012, before me personally appeared Michael Kohut to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lauren Kohut and who acknowledged he executed the same as the free act and deed of the said Lauren Kohut.

Witness my hand and official seal, this the 7th day of December, 2012.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Kohut, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2012.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903