Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED R-PP-13-5338	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00 Affiant Subscribed and sworn to before me, this 23rd DAY OF January, 2013. Notary Public MY COMMISSION EXPIRES: April 12, 2015 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Jeremy Begley	NEW OWNER	
5338 Green Valley Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	160-05-0-018.00

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, I/we GEDIMINAS KUTKA AND CYNTHIA FLACK KUTKA, AKA CYNTHIA FLACK, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY BEGLEY AND ALYSSA BEGLEY, HUSBAND AND WIFE, 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 LOT NO. 105 ON THE PLAN OF OAK HILL ESTATES, SECTION TWO OF RECORD IN PLAT BOOK 4460, PAGES 36, 37 AND 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEDIMINAS KUTKA AND WIFE, CYNTHIA FLACK BY DEED FROM JON FOLK, UNMARRIED OF RECORD AT INSTRUMENT NO. 20091002-0091834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2009 AND RECORDED ON OCTOBER 2, 2009.

CYNTHIA FLACK KUTKA IS ONE AND THE SAME AS CYNTHIA FLACK.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE 36, 37 AND 38 AND BOOK 4537, PAGE 495, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5338 Green Valley Court, Nashville, Tennessee 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 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:T20130007623 DEEDWARR
Recvd: 01/29/13 08:25 2 pgs
Fees:13.00 Taxes:1426.35
20130129-0008991

Witness my/our hand(s) this 23rd day of January, 2013.

Gediminas Kutka

Cynthia Flack Kutka

STATE OF South Carolina)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gediminas Kutka and Cynthia Flack Kutka, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2013.

Notary Public

My Commission Expires: 2/23/21

GREGORY E LONG
NOTARY PUBLIC
(SEAL)
SOUTH CAROLINA

GREGORY E LONG
Notary Public - State of South Carolina
My Commission Expires February 23, 2021

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