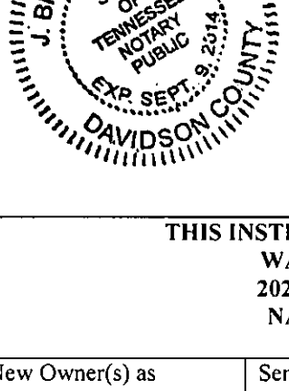
BILL GARRETT, Davidson County
Trans:T20130024485 DEEDWARR
Recvd: 03/26/13 14:18 2 pgs
Fees:13.00 Taxes:1187.70
20130326-0029651

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $321,000.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sherry Kai Kuybus	First Bank	
2224 Carter Ave.	2301 21st Ave South, Ste 350	083-03-0B-001.00CO
Nashville, TN 37206	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRY KAI KUYBUS, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A on the Plan of Carter Avenue Townhomes as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for the Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20100903-0070471, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to PinPoint Properties, LLC, a Tennessee Limited Liability Company by deed from W. Michael Key, joined by his spouse, Hu Yan Fen Key, of record in Instrument Number 20120410-0030665, in the Register's Office for Davidson County, Tennessee, dated April 9, 2012, recorded April 10, 2012.

Being part of the same property conveyed to W. Michael Key by deed from Herman L. Page, unmarried of record in Instrument Number 20090928-0089959, in the Register's Office for Davidson County, Tennessee, dated September 25, 2009, recorded September 28, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2224 Carter Ave., Nashville, TN 37206.

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2013.

Pinpoint Properties, LLC, a Tennessee Limited Liability Company

By: William Wood, Mgr.
Name: William Wood
Title: Manager/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager/Authorized Member of PinPoint Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 21st day of March, 2013.

Notary Public

My Commission Expires: 9-9-2014