STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2013.

Notary Public
MY COMMISSION EXPIRES: 12/9/14
File No. G13-7671D

LEWIS BRONER McCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey E. Kulas and Diana L. Kulas, husband and wife (NAME)	Jeffrey E. Kulas, etux (NAME)	180-04-0A-147.00-CO
3359 Hickory Run (STREET ADDRESS)	3359 Hickory Run Ct. (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130096691 DEEDWARR
Recvd: 11/13/13 11:20 2 pgs
Fees:13.00 Taxes:1063.75
20131113-0117225

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Caryn M. Kimsey Givens and Andrew H. Givens, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey E. Kulas and Diana L. Kulas, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 114 on the plan of HIGHLAND CREEK, SECTION FIVE, as shown by plat of record in Instrument No. 200409150111296, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Caryn M. Kimsey and Andrew H. Givens, unmarried persons from Classsic Homes BOS, LP, by Deed dated May 1, 2007, as Instrument No. 200705070054430, in the Register's Office for Davidson County, Tennessee.

Caryn M. Kimsey and Andrew H. Givens having since married and Caryn M. Kimsey is now known as Caryn M. Kimsey Givens.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 11568, page 311, and Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200409150111296, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Bylaws of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 200310140151693 and Instrument No. 200412290153516, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3359 Hickory Run, Nashville, TN 37211.

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

Witness my/our hand(s) this 5th day of November, 2013.

Caryn M. Kimsey Givens — November 05, 2013
Caryn M. Kimsey Givens — Date

Andrew H. Givens — November 05, 2013
Andrew H. Givens — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Caryn M. Kimsey Givens and Andrew H. Givens, wife and husband, the bargainor(s), 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 5th day of November, 2013.

My Commission Expires: 9/11/2017

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066