BILL GARRETT, Davidson County
Trans:T20140020755 DEEDWARR
Recvd: 03/27/14 16:04 3 pgs
Fees:18.00 Taxes:1949.90
20140327-0025555

FROM: Steven Kukulka and wife, Shannon Kukulka
TO: Rebecca Dickinson and husband, Andrew Dickinson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Rebecca and Andrew Dickinson 217 54th Avenue Nashville, Tennessee 37209	(same)	Map 103-3 Parcel 284

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $527,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2014.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public
My Comm. Expires:_____

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Steven Kukulka and wife, Shannon Kukulka, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Rebecca Dickinson and husband, Andrew Dickinson, hereinafter called "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. 5 on the Plan of Revision of Lots 3-11, Hood Subdivision, of record in Instrument No. 20020604-0067571, Register's Office for said County.
>
> Being the same property conveyed to Steven Kukulka and Shannon Kukulka, by deed from House Reworks, Inc., of record as Instrument No. 20040227-0022393, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2014 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record as Instrument No. 20020604-0067571, said Register's Office.

3. Declaration of Restrictive Covenants of record as Instrument No. 20001113-0112623, said Register's Office.

4. Sanitary Sewer and/or Storm Drainage easements of record in Book 8646, page 716, said Register's Office.

This is improved property located at 217 54th Avenue, Nashville, Tennessee 37209.

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 GRANTORS de covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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.

WITNESS our hand this 27th day of March, 2014.

Steven Kukulka

Shannon Kukulka

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 Steven Kukulka and Shannon Kukulka, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of March, 2014.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.