WARRANTY DEED



State of Tennessee)
County of Davidson)

14-03-013

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of April, 2014

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DIANE LOCKNER (NAME)	SWBC MORTGAGE CORPORATION (NAME)	84-1-B
2616A Airpark Drive (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	002.00CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, PRECISION PROPERTY RESTORATION, LLC d/b/a PRECISION HOMES, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANE LOCKNER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), her 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 No. A of Airpark Drive Homes (Condominiums) as shown on Exhibit "A" of the Declaration of Establishment of record in Instrument No. 20130920-0099303, and Supplement and Amendment to the Declaration of Establishment of Airpark Drive Homes (Condominiums), of record in Instrument No. 20140408-0029278, Register's Office for said County to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Sylvia June Vines by deed from Gertrude M. Baldwin, unmarried of record in Book 7955, Page 243, Register's Office for Davidson County, Tennessee, dated September 29, 1989 and recorded on October 5, 1989, Register's Office for Davidson County, Tennessee.

Also see Quitclaim Deed in Instrument Number 20100901-0069573, dated August 31, 2010, recorded September 1, 2010., Quitclaim Deed in Instrument Number 20120502-0037612, dated April 23, 2012, recorded May 2, 2012., Quitclaim Deed in Instrument Number 20120502-0037613, dated April 23, 2012, recorded May 2, 2012, and Corrected Quitclaim Deed in Instrument Number 20130311-0023711, dated March 7, 2013, recorded March 11, 2013, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Precision Property Restoration, LLC dba Precision Homes, LLC by deed from Sylvia Vines a/k/a Sylvia J. Vines a/k/a Sylvia June Vines of record in Instrument Number 20130311-0023712, Register's Office for Davidson County, Tennessee, dated March 7, 2013, recorded March 11, 2013.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: 2616A Airpark Drive, Nashville, TN, 37206.

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20140026235 DEEDWARR
Recvd: 04/17/14 14:10 2 pgs
Fees:13.00 Taxes:1572.50



20140417-0032408

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 15th day of April, 2014

PRECISION PROPERTY RESTORATION, LLC
D/B/A PRECISION HOMES,
A TENNESSEE LIMITED LIABILITY COMPANY

By: M. C. G. Member
MICHAEL C. GOSS, MANAGING MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL C. GOSS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING MEMBER of **PRECISION PROPERTY RESTORATION , LLC d/b/a PRECISION HOMES, LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2014.

My Commission Expires: 01/09/2018

Wanda Fuqua
Notary Public

