WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064010 DEEDWARR
Recvd: 08/28/14 13:16 2 pgs
Fees:13.00 Taxes:530.58
20140828-0078754

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,400.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LAURA MITCHELL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/10/18

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Heather Kitanik	Reliant Bank	Parcel ID:
2630 Miami Ave.	101 Creekstone Blvd.; Ste 20	05213004300
Nashville, TN 37214	Franklin, TN 37064	

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 hereby acknowledged, we

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Heather Kitanik and Robert W. Ruhlman

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:

BEING Lot No. 47 on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4002, Page 755, said Register's Office, and described as follows:

BEGINNING at a point, said point being the northwest comer of Lot No. 46, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 300 feet to a point; said point being the northeast corner of Lot No. 51; thence southerly along die easterly margin of Lot No. 51, 20 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue; thence westerly along the new proposed southerly right-of-way line of Miami Avenue, 300 feet to a point in the westerly line of Lot No. 46; thence northerly along the westerly line of Lot No. 46, 27 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Precision Homes, Inc. by deed from Clare Lawicki and wife, Donna Lawicki, of record in Instrument 20040421-0045210, said Register's Office, dated April 19, 2004.

This conveyance is subject to Restrictions of record in Book 2811, Page 223, and Book 2811, Page 243, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 109 and 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2630 Miami Ave., Nashville, TN 37214

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. 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 my hand this 22nd day of August, 2014.

Precision Homes, Inc.

BY: _____
Gil Smith, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gil Smith 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 President respectively of Precision Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2014.

My Commission Expires: 11-3-15

_____
Notary Public

