Warranty Deed

BILL GARRETT, Davidson County Trans:T20140065232 DEEDWARR Recvd: 09/03/14 10:27 2 pgs Fees:13.00 Taxes:1054.50 20140903-0080266	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this the 27th day of August, 2014. Notary Public My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Melissa A. Wiseman	Franklin American Mortgage Co	
4905 Darlington Ct.	501 Corporate Centre Dr #400	147-10-0-010.00
Nashville, TN 37211	Franklin, TN 37067	

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, **GEDIMINAS KUTKA AND WIFE, CYNTHIA F. KUTKA**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA A. WISEMAN**, 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 Lot No. 167 on the Plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gediminas Kutka and wife, Cynthia F. Kutka by deed from Sean R. Godier, and spouse, and Mary Margaret Godier, of record in Instrument No. 20070802-0091695, Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on August 02, 2007.

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 4905 Darlington Ct., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and 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 27th day of August, 2014.

Gediminas Kutka

Cynthia F. Kutka

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gediminas Kutka and Cynthia F. Kutka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2014.

Notary Public

TIM CONLON
NOTARY PUBLIC
FULTON COUNTY GA
MY COMMISSION EXPIRES JANUARY 3, 2016

My Commission Expires: 1/3/16