Davidson County DEEDWARR
Recvd: 12/11/14 14:02 2 pgs
Fees:13.00 Taxes:523.55
20141211-0113608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Becca Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Zachary Ingram	New Owner	Parcel ID:
2638 Miami Avenue		05213004000
Nashville, TN 37214		

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
Zachary Ingram and Ashley Ingram, 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:

BEING Lot No. 51 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 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 corner 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 the 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 made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (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 2638 Miami Avenue, 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 25th day of November, 2014.

Precision Homes, Inc.

BY: Gilbert L. Smith
Gilbert L. 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 Gilbert L. 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 25th day of November, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017