(1)

BILL GARRETT, Davidson County
Trans:T20150004599 DEEDWARR
Recvd: 01/20/15 11:51 2 pgs
Fees:13.00 Taxes:1490.73
20150120-0005381

WARRANTY DEED

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of January, 2015

Notary Public

My Commission Expires: 03-07-17 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
SHINOBU GARRIGUES PULA, AND VA'A GARRIGUES PULA	**CITIZENS EQUITY FIRST CREDIT UNION**	084-01-0B
(NAME) 2616 B Airpark Drive	(NAME) **P.O. BOX 1715**	001.00CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Peoria, IL 61656-1715**	
(CITY) (STATE) (ZIP)	(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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHINOBU GARRIGUES PULA, AND VA'A GARRIGUES PULA, WIFE AND HUSBAND**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B, Airpark Drive Homes (Condominiums) as more fully described pursuant to the Declaration of Establishment of Airpark Drive Homes (Condominiums) 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 in the Register's Office for Davidson County, Tennessee, to which Declaration reference is hereby made for a complete legal description and more fully described on Exhibit "A" to the Supplement and Amendment to the Declaration of Establishment of Airpark Drive Homes (Condominiums).

BEING part of the same property conveyed to PRECISION PROPERTY RESTORATION, LLC d/b/a PRECISION HOMES, A TENNESSEE LIMITED LIABILITY COMPANY by deed from SYLVIA VINES a/k/a SYLVIA JUNE VINES of record in Instrument No. 20130311-0023712, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of Airpark Drive Homes (Condominiums), of record in Instrument No. 2013-30-0099303 and as amended in Instrument No. 20140408-0029278, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **2616 B Airpark Drive, Nashville, TN, 37206.**

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

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 12th day of January, 2015

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

By: Michael C. Goss 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, A TENNESSEE LIMITED LIABILITY COMPANYd/b/a PRECISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he 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 12th day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

