WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

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:
Elzbieta Thompson	NEW OWNER	Parcel ID:
2616 Miami Ave.		05213005000
Nashville, TN 37214		

BILL GARRETT, Davidson County
Trans:T20150008456 DEEDWARR
Recvd: 02/03/15 11:37 2 pgs
Fees:13.00 Taxes:557.59

20150203-0010024

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter nam 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 conv

Elzbieta Thompson and husband, Gary Thompson

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. 40 on the Map of Woodale Grove Annex Subdivision, as of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Less and except that portion of said Lot No. 40 within the bounds of Miami Avenue.

The subject property described above is also described as follows:

Land lying in the Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being the same property conveyed to L. Rebecca Hamilton of record in Instrument No. 20010419-0038630, R.O.D.C., and being part of Lot No. 40 on the Plan of Woodale Grove Annex Subdivision of record in Book 547, Pages 109 and 110, and being more particularly described as follows:

Beginning at an existing iron pin in the easterly margin of Miami Avenue (50' R.O.W.) said pin lying approximately 478 feet northeast of the centerline of Woodale Lane, and being the northeast corner of the aforesaid Lot No. 40; Thence, leaving Miami Avenue and running along or near the southerly line of Dawn M. Jenkins of record in Deed Book 4313, Page 768, R.O.D.C., South 45 deg. 44' 43" East, a distance of 113.87 feet to an iron pin (existing); Thence, along or near the westerly line of The River Glen, Phase IV, Section II Subdivision, of record in Book 9700, Page 858, R.O.D.C., South 40 deg. 05' 02" West, a distance of 50.46 feet to an iron pin (set); Thence along or near the northerly line of B & V Enterprises, of record in Deed Book 4596, Page 412, R.O.D.C., North 45 deg. 44' 43" West, a distance of 113.57 feet to an iron pin (existing); Thence with the easterly margin of Miami Avenue, North 39 deg. 45' 00" East, a distance of 50.48 feet to the point of beginning, as shown on Boundary Survey, Lot 40, Woodale Grove Annex Subdivision, dated June 30, 2005, and prepared by James Allen Crawford, III, TN RLS #1455, of Crawford Land Surveyors, P.C.

Being the same property conveyed to Precision Homes, Inc. by deed from L. Rebecca Hamilton, Trustee of the Lela Fry Hamilton Trust, of record in Instrument 20060302-0024060, said Register's Office, dated March 1, 2006.

This conveyance is made subject to: (1) 2015 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 2616 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 2nd day of February, 2015.

Precision Homes Inc.

BY: _____
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 2nd day of February, 2015.

My Commission Expires: 8/23/16

_____
Notary Public

