BILL GARRETT, Davidson County
Trans:T20150019251 DEEDWARR
Recvd: 03/17/15 10:34 2 pgs
Fees:13.00 Taxes:2737.63
20150317-0022724

Warranty Deed

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $739,900.00. Affiant Subscribed and sworn to before me, this the 12th day of March, 2015. Notary Public My commission expires: January 11, 2017

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:
Shane D. Uttich	New Owner	
1494A Woodmont Blvd.		11712020100
Nashville, TN 37215		

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, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE D. UTTICH AND KATIE M. UTTICH, HUSBAND AND WIFE,** 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. 4 on the Plan of Galecrest No. II, Block "C" of record in Plat Book 974, Page 20, 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 a portion of the same property conveyed to PinPoint Properties, LLC, a Tennessee limited liability company by deed from Susan Minzak, a single person of record in Instrument No. 20121016-0094715 Register's Office for Davidson County, Tennessee, dated October 11, 2012 and recorded on October 16, 2012.

Being the same property conveyed to PinPoint Properties, LLC, a Tennessee Limited Liability Company by deed from PinPoint Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130419-0039325 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 19, 2013.

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 also known as 1494A Woodmont Blvd., Nashville, TN 37215.

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 12th day of March, 2015.

Pinpoint Properties, LLC, a Tennessee Limited Liability Company

By: William Wood, Mgr.
Name: William Wood
Title: Manager/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager/Authorized Member of PinPoint Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 12th day of March, 2015.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

