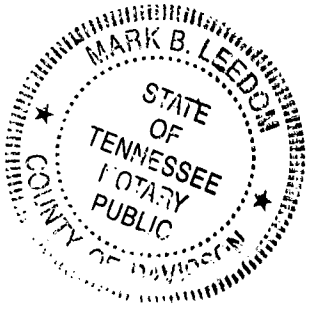
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Beverly Barham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Michaiski	Avenue Bank	10816002000
(NAME)	(NAME)	
3255 Priest Woods Drive	3823 Cleghorn Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150047638 DEEDWARR
Recvd: 06/16/15 10:10 2 pgs
Fees:13.00 Taxes:475.45
20150616-0057070

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Albert C England**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David C. Michaiski**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, Being Lot No. 20-A, on the Plat of Zone Lot Division lots 20 & 25, section I, Percy Priest Woods, of record in Plat Book 5200, Page 472 as amended in Plat Book 5200, Page 685, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Albert C. England by Warranty Deed from Pristine Properties, LLC, a Tennessee limited liability company, dated 7/22/2014, of record in Instrument No. 20140724-0065722, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1 All matters shown on the plat of record as Plat Book 5200, Page 472, as amended in Plat Book 5200, Page 685; (2) Covenants, conditions, easements and restrictions recorded in Record Book 5984, Page 865, as amended in Record Book 6020, Page 270, Record Book 6097, Page 11, Record Book 6353, Page 307, Record Book 6560, Page 667; (3) Deed of Conveyance recorded in Record Book 6147, Page 886; (4) Deed of Conveyance recorded in Record Book 6147, Page 893, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3255 Priest Woods Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 5th day of June, 2015.

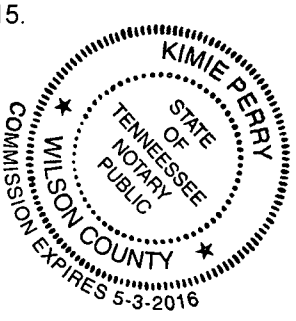
Albert C England

State of Tennessee
County of Wilson

Personally appeared before me Albert C England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2015.

Notary Public
My Commission Expires: 5/3/2016



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122