WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110425 DEEDWARR
Recvd: 12/31/15 11:10 2 pgs
Fees:13.00 Taxes:832.50
20151231-0131531

O-VRES-15-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karin Kula	**New Owner**	
(NAME) **444 Elmington Avenue, Apt. 413**	(NAME)	**071-08-0-202.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BLAIR HOMES, LLC, TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KARIN KULA, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 73 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, 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 the same property conveyed to Blair Homes, LLC, Tennessee limited liability company by Warranty deed from Cumberland Property Investments, LLC, Tennessee limited liability company of record in Instrument No. 20150805-0077734 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1378, Page 98, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **521 Wesley Avenue , Nashville, Tennessee 37207-4733**.

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), their heirs and 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), 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/our hand(s) this the 29th DAY OF DECEMBER, 2015.

Blair Homes, LLC, Tennessee limited liability company

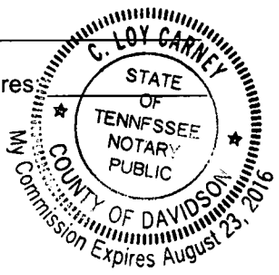
BY: _____
Harold Leach
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD LEACH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BLAIR HOMES, LLC, TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212