WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083706 DEEDWARR
Recvd: 09/23/16 11:01 2 pgs
Fees: 13.00 Taxes: 1661.30
20160923-0100464

W-RM-16-1508B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-4-2020 (AFFIX SEAL)

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)
Christopher Ray Richards and Lauren Michelle Shapiro	NEW OWNER	
(NAME)	(NAME)	**072-14-3-L 002.00CO**
1508B Ward Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2238		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PRECISION PROPERTY RESTORATION, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER RAY RICHARDS AND WIFE, LAUREN MICHELLE SHAPIRO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1508 Ward Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160328-0028908 and being shown on Plat attached thereto as Exhibit "C", 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 Portion of same property conveyed to Robert Theodis Williams by Special Warranty deed from Chan McCullough of record in Instrument No. 20100430-0033048 Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on April 30, 2010.

Being a portion of the same property conveyed to Precision Property Restoration, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert Theodis Williams, unmarried of record in Instrument No. 20160328-0028907 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 28, 2016.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0028908, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160404-0031930, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 4058, Page 579, 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: **1508B Ward Avenue , Nashville, Tennessee 37206-2238**.

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 22nd DAY OF SEPTEMBER, 2016.

Precision Property Restoration, LLC a Tennessee Limited Liability Company

BY: M. Cameron Goss, Member
Michael Cameron Goss, Member

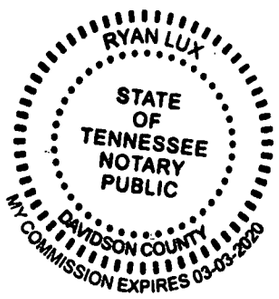
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Cameron Goss, 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 Precision Property Restoration, LLC a 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 22nd day of September, 2016.

Notary Public

My Commission Expires:



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