BILL GARRETT, Davidson County
Trans: T20160114240 DEEDWARR
Recvd: 12/28/16 14:35 2 pgs
Fees: 13.00 Taxes: 444.00
20161228-0136483

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $120,000.00 (One Hundred Twenty Thousand).

X Eugene Kamarasy
AFFIANT

Subscribed to and sworn before me this 28th day of December, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Eugene Kamarasy P.O. Box 31 Brentwood, TN 37024-0031	SAME AS NEW OWNER	04306018600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRUE HAVEN HOMES, LLC**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EUGENE KAMARASY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 58 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for said County. Said Lot No. 58 fronts 75.0 feet on the southerly side of Fedders Drive and back 154.8 feet on the easterly line and 101.97 feet on the westerly line, to a line in the rear which it measures 97.6 feet

Being the same property conveyed to True Haven Homes, LLC by deed from James M. Milliken and wife, Glenda Milliken, of record in Instrument No. 20161228-0136468 **dated** 12/28/2016 **and recorded** 12/28/2016, **Register's Office for Davidson County, Tennessee.**

Being also known as 504 Fedders Drive, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **504 FEDDERS DRIVE** **MADISON, TN 37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016124436

WITNESS, this 28th day of December, 2016

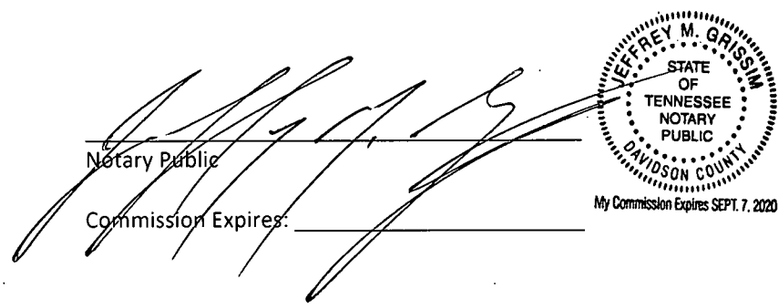
True Haven Homes, LLC

BY: _____
Sarah Sandford, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sarah Sandford,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged to me that she is one of the members of **True Haven Homes, LLC**, a member-managed Tennessee Limited Liability Company, and that she, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the said **True Haven Homes, LLC**, by signing her name as such member.

Witness my hand and official seal on this the 28th day of December, 2016.



_____
Notary Public

Commission Expires: _____