WARRANTY DEED

KW17-0827

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/13/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Kuluk	Aaron B. Kuluk	
827 Clayton Ave.	827 Clayton Ave.	
Nashville, TN 37204	Nashville, TN 37204	118-06-0-019.00
(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, we JESSE H. SMITH AND CHARLENE R. CHALLENGER-SMITH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON B. KULUK AND SHANNON K. KULUK, HUSBAND AND WIFE, 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 Unit 2 and 3 of Lot No. 64-B and one-half of Unit 1 of Lot No. 65-B on the Plan of Battlefield Estates, Section 1 of record in Plat Book 843, Pages 96 and 97, in the Register's Office for Davidson County, Tennessee. Said Units 2 and 3 of Lot No. 64-B and one-half of Unit 1 of Lot No. 65-B front together 62 1/2 feet on the Southerly side of East Clayton Avenue and extend back 241.62 feet more or less on the West line and 243.5 feet on the East line to the Northerly line of Lot No. 21 and measures 62 1/2 feet thereon.

Being the same property conveyed to Jesse H. Smith and Charlene R. Challenger-Smtih, husband and wife by Warranty Deed from Jeff I. Williams and Patricia K. Williams, husband and wife, of record in Instrument No. 20140613-0051667, Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 13, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 843, Page(s) 96 and 97, Instrument No. 20141103-0101257, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 827 Clayton Ave. , Nashville, Tennessee 37204
(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), 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.

Davidson County DEEDWARR
Recvd: 02/13/17 14:40 3 pgs
Fees:18.00 Taxes:3459.50
20170213-0014967

Witness my/our hand(s) this 13th day of February, 2017.

Jesse H. Smith by Christopher Neel, Attorney-in-fact
Jesse H. Smith. by Christopher Neel, Attorney-In-Fact

Charlene R. Challenger-Smith by Christopher Neel, Attorney-in-fact
Charlene R. Challenger-Smith, by Christopher Neel, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

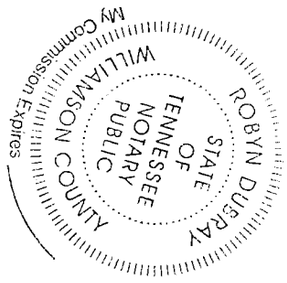
On this the 13th day of February, 2017, before me personally appeared Christopher Neel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jesse H. Smith and Charlene R. Challenger-Smith, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Jesse H. Smith and Charlene R. Challenger-Smith, husband and wife.

Witness my hand and official seal, this the 13th day of February, 2017.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

