WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-7-20
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

BILL GARRETT, Davidson County
Trans:T20170029707 DEEDWARR
Recvd: 04/07/17 15:32 2 pgs
Fees:13.00 Taxes:1794.50
20170407-0034453

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)
Thomas Stevenson	PINNACLE BANK	
(NAME) **1504 A Ward Avenue**	(NAME) 150 3RD AVE. SOUTH #900	**072-14-3Q-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) NASHVILLE, TN 37201	
(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 **THOMAS STEVENSON, SINGLE MAN,** 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 A, 1504 Ward Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1504 Ward Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160808-0082076, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Precision Property Restoration, LLC, a Tennessee limited liability company by Warranty deed from Tony F. Guevara and wife, Doris M. Guevara of record in Instrument No. 20160621-0062830 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 21, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 974, Page 4, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160808-0082076, Register's Office for Davidson County, Tennessee.
- Charter for 1504 Ward Residences HOA of record in Instrument Number 20160812-0084243, in the Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway, Electric Gate and Restrictive Covenants of record in Instrument Number 20161019-0110488, 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: **1504 A Ward Avenue, Nashville, Tennessee 37206**.

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 6th DAY OF APRIL, 2017.

Precision Property Restoration, LLC, a Tennessee limited liability company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT of PRECISION PROPERTY RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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