RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $**208,000.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of February, 2018.

Notary Public

My commission expires: 8/24/2019 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lanny Mooneyham	**NEW OWNER**	**052-13-0-043.00**
P.O. BOX 1068		
Madison, TN 37116		

Bill Garrett Davidson County
Batch# 59875 **DEEDWARR**
02/16/2018 10:46:37 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20180216-0015239

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Heather Kitanik, married and Robert W. Ruhlman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lanny Mooneyham, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 47, as shown on the map entitled Woodale Grove Annex, of record in Plat Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS PART OF THAT PORTION OF LOT 47 THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4002, PAGE 755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to HEATHER KITANIK AND ROBERT W. RUHLMAN, by deed from PRECISION HOMES, INC., of record in Instrument No. 20140828-0078754, dated August 22, 2014, said Register's Office.

Heather Kitanik hereby certifies, under penalty of perjury, that the property being herein conveyed has never been the primary residence of her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2630 Miami Avenue, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of February, 2018.

Heather Kitanik

Heather Kitanik

Robert W. Ruhlman

Robert W. Ruhlman

By: Heather Kitanik, his Attorney in Fact

By Heather Kitanik,
his attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 14th day of February, 2018, before me, the undersigned, a Notary Public of said County and State, personally appeared Heather Kitanik , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 14th day of February, 2018, before me personally appeared Heather Kitanik, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert W. Ruhlman, and who acknowledged that she executed the same as the free act and deed of Robert W. Ruhlman.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY