WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047658 DEEDWARR
Recvd: 07/03/14 11:24 3 pgs
Fees:18.00 Taxes:625.30
20140703-0058819

Y-AVE-14-8501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: January 9, 2016 (AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Kanar A. Kokoy	NEW OWNER	
(NAME)	(NAME)	**181-14-0A-153.00**
8501 Calistoga Way, Unit 207		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I/we **JOSEPH P. LOPRESTI AND JANET LOPRESTI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KANAR A. KOKOY** 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 207 on the Plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 200607310092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph P. Lopresti and wife, Janet Lopresti by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070104-0001717 Register's Office for Davidson County, Tennessee, dated December 27, 2006 and recorded on January 4, 2007.

This conveyance is subject to:
- All matters shown on the Plan attached to Exhibit A-1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants,Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 200607310092350, 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 200509220114218, amended in Instrument 200603280035297, Instrument 200605010049958, Instrument 200607310092350, Instrument 200612280160255, Instrument 200701300012170, Instrument 200711290138690, corrected in Instrument 200712130143550, further amended in Instrument 200802260018882 and Instrument 200803180027346, Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement in Instrument 20051219015153, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement in Instrument 200504150042176, Register's Office for Davidson County, Tennessee.
- Deed of Common Area to HOA in Instrument 200510310130768, Register's Office for Davidson County, Tennessee.
- Amendment to Charter of record in Instrument 200812190121383, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200505050050659, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8501 Calistoga Way, Unit 207, Brentwood, Tennessee 37027**.

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 30th DAY OF JUNE, 2014.

Joseph P. Lopresti by John Gleaves, Attorney-In-Fact

Janet Lopresti by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 JOSEPH P. LOPRESTI AND JANET LOPRESTI, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH P. LOPRESTI AND JANET LOPRESTI.

Witness my hand and official seal, this the 30th of June, 2014.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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