WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051898 DEEDWARR
Recvd: 07/18/14 10:31 2 pgs
Fees:13.00 Taxes:2257.00
20140718-0063860

G-VRES-14-3609C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Michael Hiltabidel	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**118-14-0B-002.00**
3609 C Caldwell Ct	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**San Antonio, TX 78216**	
(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 **KURIO PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL HILTABIDEL AND MICHELLE HILTABIDEL, 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 C of Infill Nashville Kurio Properties Cottages Caldwell Court, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions filed in Instrument Number 20130718-0074629, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration as filed in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James T. Arnett, Sr. and wife, Linda W. Arnett by deed from Ruby Perryman Cooper, unmarried of record in Instrument No. 20051005-0120173 Register's Office for Davidson County, Tennessee, dated October 04, 2005 and recorded on October 05, 2005.
(Value or consideration as shown in aforementioned deed $292,000.00.)Being a portion of the same property conveyed to Kurio Properties, LLC by deed from James T. Arnett Sr. and wife Linda W. Arnett of record in Instrument No. 20130424-0040794 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 24, 2013.
(Value or consideration as shown in aforementioned deed $450,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsquent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20130605-0056790, 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 20130718-0074629, 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: **3609 C Caldwell Ct, Nashville, Tennessee 37204**.

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 16th DAY OF JULY, 2014.

Kurio Properties, LLC

BY: _____
Pamela Kurio Poe
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA KURIO POE, 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 MEMBER of Kurio Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2014.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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