WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160009186 DEEDWARR
Recvd: 02/03/16 08:34 2 pgs
Fees:13.00 Taxes:2559.09
20160203-0010662

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $691,645.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

File No.: ALW-15-1003-UNITB

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle W. Kupecky and Kelsey M. Kupecky	Pinnacle Bank	118-12-E-2.00 CO
(NAME)	(NAME)	
1003-B CARUTHERS AVENUE	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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 considerations, the receipt of which is hereby acknowledged, I/WE, **1003 CARUTHERS, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KYLE W. KUPECKY AND KELSEY M. KUPECKY**, 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 B, HOMES AT 1003 CARUTHERS, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053443, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from William Smallman to 1003 Caruthers, G.P., as recorded on the 16th day of April, 2015 in Instrument No. 20150416-0033692; part of Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee to William Smallman, as recorded on the 10th day of April, 2015 in Instrument No. 20150410-0031643 and part of Warranty Deed from Bonnie H. Dolan and husband, Robert E. Dolan to Warren Thomas Randolph and wife, Sandra Faye Randolph, as recorded on the 7th day of November, 1990 in Deed Book 8233, Page 282, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1003-B CARUTHERS AVENUE, Nashville, TN 37204

(House Number) (Street) (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 GRANTEES, 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 29th day of January, 2016.

1003 Caruthers, GP

BY: _____, Authorized Agent
William H. Smallman, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be AN AUTHORIZED AGENT of 1003 Caruthers, GP, the within named bargainor, a partnership, 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 29th day of January, 2016.

_____
Notary Public
My Commission Expires:

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171