WARRANTY DEED

B-BR-16-3609C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/6/16 (AFFIX SEAL)

DURHAM MCGINNIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 12-06-2016

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)
Brandon J. Elkins and Samara Elkins	**New owner**	
(NAME)	(NAME)	**118-14-B-2.00CO**
3609 C Caldwell Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MICHAEL HILTABIDEL AND MICHELLE HILTABIDEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON J. ELKINS AND SAMARA ELKINS, HUSBAND AND WIFE,** 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 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 the same property conveyed to Michael Hiltabidel and Michelle Hiltabidel, husband and wife, by Warranty Deed from Kurio Properties, LLC, recorded July 18, 2014 in Instrument No. 20140718-0063860 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

• Charter of HOA of record in Instrument No. 20150526-0048373, 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 Court, 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.

BILL GARRETT, Davidson County
Trans:T20160088617 DEEDWARR
Recvd: 10/07/16 11:53 2 pgs
Fees:13.00 Taxes:2552.63
20161007-0106391

Witness my/our hand(s) this the 5th DAY OF OCTOBER, 2016.

Michael Hiltabidel

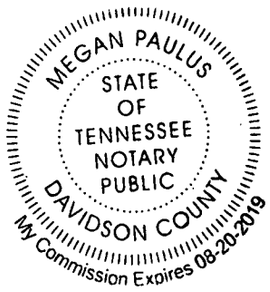
Michelle Hiltabidel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HILTABIDEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

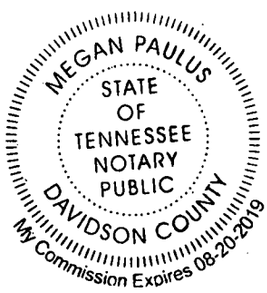


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE HILTABIDEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212