THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33675-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $637,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2017. Notary Public My Commission Expires:

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner: Neil H. Konouchi, Emily Konouchi 2812 A Vaulx Lane Nashville, TN 37204	**Send Tax Bills To:** LEGACY HOME LOANS 8119 ISABELLA LN, #105 BRENTWOOD, TN 37027	**Tax Information:** Map and Parcel No.: 118 02 0 D 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ken Hinman, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil H. Konouchi and Emily H. Konouchi, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2812 A Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170046586 DEEDWARR
Recvd: 06/01/17 15:21 3 pgs
Fees:18.00 Taxes:2356.90
20170601-0054675

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2017.

Ken Hinman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 30th day of May, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Townhomes on Vaulx Lane, a horizontal property regime with private elements established by Master Deed and Declaration of record in Instrument No. 20080506-0046795, corrected in Instrument No. 20080514-0049676, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Master Deed and Declaration, and being located on Lot No. 28 on the Map of the First Subdivision of the W. T. Berry Estates, Section 2, of record in Plat Book 1130, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ken Hinman by Special Warranty Deed dated February 28, 2013 from Land Development.Com, Inc., a Tennessee corporation, of record in Instrument No. 20130307-0022722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 118 02 0 D 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and Declaration (and By-Laws) for Townhomes on Vaulx Lane, of record in Instrument No. 20080506-0046795, corrected in Instrument No. 20080514-0049676, , Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1130, page 8, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Master Deed and Declaration of record in Instrument No. 20080514-0049676, Register's Office for Davidson County, Tennessee.