WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.3.21
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20170050952 DEEDWARR
Recvd: 06/14/17 15:26 2 pgs
Fees:13.00 Taxes:932.40
20170614-0059886

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)
David Hanna and Joy Macarious Salib	PINNACLE BANK	
(NAME) **131 Stonecrest Drive**	(NAME) 150 3RD AVE S. SUITE 900	**114-12-0A-016.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) 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 consideration, the receipt of which is hereby acknowledged, **THEODORE KURELA, A MARRIED PERSON AND LEANNE KURELA, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID HANNA AND JOY MACARIOUS SALIB, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 16 (erroneously referred to as Lot No. 16 in prior conveyances) of Stoneridge Townhomes, Phase I, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Stoneridge Townhomes, Phase I of record in Instrument Number 20060721-0088352, as amended in 20080201-0010773 and 20080715-0072550, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, amended in 20080201-0010773 and 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theodore Kurela and wife LeAnne Kurela by Warranty deed from Memory B. Baker of record in Instrument No. 20120730-0066874 Register's Office for Davidson County, Tennessee, dated July 12, 2012 and recorded on July 30, 2012.

The above-described property is not and has never been the marital residence of Theodore Kurela.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Stoneridge Townhomes, Phase I of record in Instrument Number 20060721-0088352, as amended in 20080201-0010773 and 20080715-0072550, Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032705, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20080219-0015527, in the Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.

Davidson County, Tennessee.
• Memorandum of Understanding of record in Instrument Number 20100326-0022586, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenants of record in Instrument Number 20050421-0044398, in the Register's Office for Davidson County, Tennessee.
• Agreement for allowance of trailer house of record in Book 3067, Page 471, in the 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: **131 Stonecrest Drive , Nashville, Tennessee 37209**.

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 13th DAY OF JUNE, 2017.

Theodore Kurela

LeAnne Kurela

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE KURELA, 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 13th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEANNE KURELA, 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 13th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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