Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
7002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20170055997 DEEDWARR
Recvd: 06/30/17 09:07 2 pgs
Fees: 13.00 Taxes: 2664.00

20170630-0065837

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~) Tarrant

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00

Brandon Elkins
Affiant

Subscribed and sworn to before me, this 20 day of June, 2017.

Notary Public
My Commission Expires: 10/14/2018

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kevin E. Hyde and Katherine Jo. Hyde 3609C Caldwell Court Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-14-0B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON J. ELKINS AND SAMARA EKLINS, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KEVIN EUGENE HYDE AND KATHERINE JO HYDE, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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, Registers Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration as filed in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to BRANDON J. ELKINS AND SAMARA ELKINS, HUSBAND AND WIFE, by deed from MICHAEL HILTABIDEL AND MICHELLE HILTABIDEL, HUSBAND AND WIFE, of record in Instrument No. 20161007-0106391, dated October 5, 2016, said Register's Office.

This is improved property commonly known as: **3609C Caldwell Court, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of June 2017.

BRANDON J. ELKINS

SAMARA ELKINS

STATE OF Tx)
)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON J. ELKINS AND SAMARA ELKINS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June 2017.

Notary Public
My Commission Expires: 10/16/18

KHALANDRAYE BROWN
Notary Public, State of Texas
Comm. Expires 10-16-2018
Notary ID 129995889