WARRANTY DEED

Bill Garrett Davidson County
Batch# 8626 DEEDWARR
10/04/2017 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20171004-0102036

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric A. Nelson	First Community Mortgage, Inc.	Parcel ID:
8122 Valley Oak Dr	275 Robert Rose Dr.	181140A03300
Brentwood, TN 37027	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cameron T. Koucheki and husband, Thomas Anthony Motta

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric A. Nelson and Karla J. Nelson, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of the Villas at Concord Place, Phase 1 of record in Instrument 20050922-0114218, Exhibit 1-A to Declaration of Protective covenants, condition and restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cameron T. Koucheki, married, by Quitclaim Deed from Cameron T. Koucheki and Rebecca O. Koucheki, of record in Instrument 20170809-0081622, said Register's Office, dated August 1, 2017. And being the same property conveyed to Cameron T. Koucheki and Rebecca O. Koucheki by deed from Centex Homes, a Nevada General Partnership, of record in Instrument 20090309-0020954, dated February 18, 2009, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050922-0114218; Instrument 20060328-0035297; Instrument 20060501-0049958; Instrument 20060731-0092350; Instrument 20061228-0160255; Instrument 20070130-0012170; Instrument 20071213-0143550; Instrument 20071129-0138690; Instrument 20080226-0018882; and Instrument 20080318-00027346, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050922-0114218, said Register's Office; (3) All matters of record in Instrument 20060912-0112742, said Register's Office; (4) Maintenance Agreement of record in Instrument 20050505-0050659 and Instrument 20070509-0055790, said Register's Office; (5) Reciprocal Easement Agreement of record in Instrument 20050415-0042176, said Register's Office; (6) Utility and Drainage Easement of record in Instrument 20051219-0151953, said Register's Office; (7) Easement to Comcast of Nashville, LLC of record in Instrument 20170717-0071455, said Register's Office; (8) Sewer Easement of record in Instrument 20071023-0125249, said Register's Office; (9) Water Quality Pond in Instrument 20051219-0151953, said Register's Office; (10) Storm Water Detention Agreement of record in Instrument 20050505-0050659, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8122 Valley Oak Dr, Brentwood, TN 37027

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 GRANTEES 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 GRANTEES, 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 hand this 29th day of September, 2017.

Cameron T. Koucheki

Thomas Anthony Motta

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017