WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

W-ER-17-8218

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)
Joseph F. Terlikosky and Lori Ann Terlikosky	SWBC Mortgage Corp.	
(NAME)	(NAME)	
8218 Persia Way	9311 San Pedro #100	**172-12-0D-484.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78216	
(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, **CHARLES SALVATORE AND LARA SALVATORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH F. TERLIKOSKY AND LORI ANN TERLIKOSKY, 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 Lot No. 530 on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, 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 Charles Salvatore and Lara Salvatore, husband and wife by Warranty Deed from Michele M. Folds, an unmarried person of record in Instrument No. 20140515-0041811 Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded on May 15, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20060118-0006550, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060120-0007914, as corrected by Instrument Number 20060221-0020352 and Instrument Number 20060309-0027423, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825 as made applicable by Instrument Number 20060120-0007913, Register's Office for Davidson County, Tennessee.
- Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the Instrument of record in Instrument Number 20031212-017842, as made applicable to subject property by Instrument Number 20060120-0007914, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, in the Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress and for a water line referenced Warranty Deed of record in Book 3399, Page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, Page 155 and redefined in an Easement for Ingress and Egress of record in Book 5334, Page 866, 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: **8218 Persia Way, Nashville, Tennessee 37211**.

Bill Garrett Davidson County
Batch# 14903 **DEEDWARR**
10/18/2017 10:15:05 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171018-0106616

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 16th DAY OF OCTOBER, 2017.

Charles Salvatore

Lara Salvatore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SALVATORE, 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 16th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

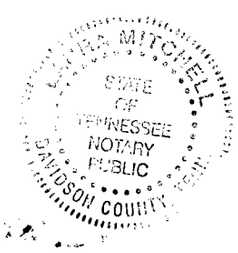


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARA SALVATORE, 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 16th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
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Nashville, TN 37212