WARRANTY DEED

Bill Garrett Davidson County
Batch# 25442 **DEEDWARR**
11/14/2017 11:06:41 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20171114-0116904

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $,1200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CVHC7, LLC	SAME	086-00-0-274.00
(NAME)	(NAME)	
1728 General George Patton Drive, Suite 200		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles A. Kotlaris**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CVHC7, LLC**, 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:

BEING all of Lot No. 1 on the Plan of Darsinos Subdivision according to survey and plat of same appearing of record in Book 5800, Page 91, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

INCLUDED, but EXCLUDED conveyance of record in Book 5043, Page 430, and Book 5649, Page 11, to Metropolitan Government of Nashville Davidson County Tennessee.

BEING the same property conveyed to Charles A. Kotlaris, married, by deed from Evangelos Darsinos and wife, Panagoula Darsinos, and Eleftherios Kyriakas, by and through my lawful attorney-in-fact, Helen Sfikas Rogers, and wife, Panagoula Kyriakas, by and through my lawful attorney-in-fact, Helen Sfikas Rogers, of record in Book 9441, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5765 Old Hickory Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 1st day of November, 2017.

Charles A. Kotlaris

State of Tennessee
County of Wilson

Personally appeared before me Charles A. Kotlaris, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of November, 2017.

Notary Public
My Commission Expires: 7/8/19

