THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2017.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett
Batch# 35656
12/11/2017 10:09:09 AM
Fees: $13.00 Taxes: $592.00

Davidson County
DEEDWARR
2 pgs

20171211-0125797

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louis M. Viol and Debra C. Viol 6990 Tartan Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 162-05-0-319.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis Ray Cothron and Colton Curtis Cothron and Austin Ray Cothron and Shelbie Shaye Cothron** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis M. Viol and Debra C. Viol, husband and wife**, ("Grantees"), its 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 Lot(s) 63, as shown on the map entitled Section Three, Hickory View, of record in Plat Book 6250, page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CURTIS COTHRON, by deed from JOSEPH W. KAMARAD and BETTY F. KAMARAD, of record in Instrument No. 20031006-0147244, dated September 30, 2003, said Register's Office.

CURTIS COTHRON, A/K/A CURTIS RAY COTHRON conveyed his interest in the subject property to CURTIS COTHRON A/K/A CURTIS RAY COTHRON, COLTON CURTIS COTHRON, AUSTIN RAY COTHRON and SHELBIE SHAYE COTHRON, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20150616-0057294, dated June 5, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 162-05-0-319.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 960, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6893, page 570, said Register's Office.

This is improved property located at 600 Ashlawn Court Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 1st day of December, 2017.

Curtis Ray Cothron

Colton Curtis Cothron

BY: Curtis Ray Cothron, Attorney-in-Fact By- Curtis Ray Cothron Attorney in Fact

Shelbie Shaye Cothron

BY: Curtis Ray Cothron, Attorney-in-Fact -by- Curtis Ray Cothron Attorney in Fact

Austin Ray Cothron

BY: Curtis Ray Cothron, Attorney-in-Fact Attorney in Fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Ray Cothron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Colton Curtis Cothron, Shelbie Shaye Cothron and Austin Ray Cothron, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of December, 2017.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON