Bill Garrett Davidson County
Batch# 53618 DEEDWARR
02/01/2018 08:58:11 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180201-0010063

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$130,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th day of January, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian and Susan Newton 1300 Teddys Place Mt. Juliet, TN 37122	New Owner	108-16-187.00

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,

Bonnie Giardono now known as Bonnie Giardono Kuchta, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brian J. Newton and Susan Newton, 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. 35B ON THE PLAN OF ZONE LOT DIVISION LOTS 35, 36, 37 OF SECTION 3, OF LAKEVIEW HILLS SUBDIVISION, AS OF RECORD AT BOOK 5200, PAGE 680 (WHICH AMENDS PLAN AT BOOK 5190, PAGE 728), SAID REGISTER'S OFFICE, ALL OF WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BONNIE GIARDONO, UNMARRIED, BY DEED FROM JENNIFER L. BURNETT N/K/A JENNIFER L. MASTERS AND HUSBAND, JAMES MASTERS, AND JAMES D. BURNETT, JR., MARRIED, DATED SEPTEMBER 28, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20061004-0123359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BONNIE GIARDONO HAS SINCE MARRIED ROBERT KUCHTA AND IS NOW KNOWN AS BONNIE GIARDONO KUCHTA. ROBERT KUCHTA JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 680, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6156, Page 638, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1313 Island View Court, Nashville, TN 37214**
(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 my hand(s) this 30 day of January, 2018.

Bonnie Giardono Kuchta

Robert Kuchta

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bonnie Giardono Kuchta and Robert Kuchta, with whom I am personally acquainted, (or who 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, at office, this 30 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076