Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 57222 DEEDWARR
02/09/2018 10:04:34 AM 2 pgs
Fees: $13.00 Taxes: $836.20
20180209-0013213

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lewis L. Nguyen, a single man	Pinnacle Bank	#149020D01300
(NAME) 444 London Court	(NAME) 150 3rd Ave. S., Ste 900	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PETER CUTSUMBIS AND ANN AKBARI,, BOTH UNMARRIED
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LEWIS L. NGUYEN, A SINGLE MAN,
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 Lot No. 13 on the Plan of Section Four, Piccadilly Subdivision, a planned unit development, of record in Plat Book 6900, Page 481, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Together with a private driveway easement over a portion of Lot No. 12, more particularly described as follows: Commencing at the southwest corner of Lot No. 12 and the northeast corner of Lot No. 13; thence north along London Ct. 12 feet to a point; thence in a northwesterly direction to a point in the common lot line of said Lots 12 and 13; thence southeast along the common lot line between said Lots 12 and 13, 26 feet to the point of beginning.

Being the same property conveyed to Peter Cutsumbis by Quitclaim Deed from Kenneth Key of record in Instrument 20060807-0096035, said Register's Office, dated August 2, 2006. And being the same property conveyed to Ann Akbari and Kenneth Key, wife and husband, by Quitclaim Deed from Ann Akbari, of record in Instrument 20060421-0045930, dated April 7, 2006, Register's Office for said County. And being the same property conveyed to Ann Akbari by Special Warranty Deed from Deutche Bank a/k/a Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee and Custodian, of record in Instrument 20060421-0045929, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, and 534; Book 6300, Page 409, re-recorded in Book 6306, Page 833, further amended in Book 6496, Pages 100, 107, and 114; Book 6518, Pages 184 and 190; Book 6830, Page 739; Book 7391, Page 346, re-recorded in Book 7396, Page 123, additional Open Space of record in Book 6496, Page 99; Book 6236, Page 708, amended in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 481, said Register's Office; (3) Private Driveway Easement as described in Book 9493, Page 496, Register's Office for said County; (4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187 and Book 6331, Page 481, Register's Office for said County; (5) Utility Easement to Metro Government of record in Book 6298, Page 491, Register's Office for said County; (6) Articles of Incorporation and Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Pages 548, 556 and 564; Book 6300, Page 423; and Book 7288, Page

963, Register's Office for said County; (7) Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Pages 596 and 602, and Book 6300, Page 439, said Register's Office; (8) Declaration of Restrictive Covenants of record in Book 6355, Page 322, said Register's Office; (9) Conveyance of Open Space to HOA of record in Book 7778, Page 366; Book 6236, Page 680, corrected in Book 6295, Page 503, said Register's Office; (10) Storm Water Retention Agreement of record in Book 7285, Page 445, said Register's Office; (11) Grant of Utility Easement of record in Book 6298, Page 491, said Register's Office; (12) Right of ingress/egress for graveyard of record in Book 854, Page 73, said Register's Office.

The signature of Peter Cutsumbis is signed by his duly appointed Attorney-in-Fact, Ann Akbari, pursuant to the Power of Attorney of record in Instrument 20180209-0013212, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 444 London Court, Antioch, TN 37013
(House No.) (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 8th day of February, 2018.

Peter Cutsumbis
By: Ann Akbari, as Attorney-in-Fact

Ann Akbari

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ann Akbari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Peter Cutsumbis, as his Attorney-in-Fact, as the free act and deed of the within named Peter Cutsumbis.

Witness my hand and official seal, this the 8th of February, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS 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 Ann Akbari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.