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

CRT File No. 180214879

Bill Garrett Davidson County
Batch# 74310 **DEEDWARR**
03/28/2018 10:11:21 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180328-0028850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Daniel Pietrobono 1832 Wild Oaks Court Antioch TN 37013	New Owner	Tax Parcel ID No. 163-07-0A-036.00 CO

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, **Matthew K. Kuchers and Emily J. Kuchers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Daniel Pietrobono, unmarried man**, ("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) 36, as shown on the map entitled Final Plat Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO Phase One, of record in Instrument No. 20160108-0002176, 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 MATTHEW K. KUCHERS and EMILY J. KUCHERS, husband and wife, by deed from PARKSIDE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170214-0015454, dated January 27, 2017, said Register's Office.

Last sales price conveyance $166,280.00

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. 163-07-0A-036.00 CO.

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 Instrument No. 20160108-0002176, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20080512-0048644, amended in Instrument No. 20120619-0053771 and Instrument No. 20140825-0077255, said Register's Office.

Easements, annual assessments, special assessments for capital improvements and emergency assessments as contained in Declaration of record in Instrument No. 20080512-0048644, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060809-0097641, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, page 832, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20090316-0023090, said Register's Office.

This is improved property located at 1832 Wild Oaks Court Antioch TN 37013

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 23rd day of March, 2018.

Matthew K. Kuchers

Emily J. Kuchers

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew K. Kuchers and Emily J. Kuchers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018