WARRANTY DEED

Bill Garrett Davidson County
Batch# 83049 DEEDWARR
04/20/2018 09:58:33 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20180420-0037316

G-P-18-06541

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Matthew Carson and Kayla Little	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **6541 Thunderbird Dr.**	(NAME) **2002 Richard Jones Road, Suite 300A**	**102-03-0B-001.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KURIO PROPERTIES, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT MATTHEW CARSON, AN UNMARRIED MAN, KAYLA LITTLE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

as Joint Tenants with Rights of Survivorship

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6541 Thunder Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160503-0043241and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC, a Tennessee limited liability company by Warranty deed from James William Shaw, Jr., Individually and as Executor of The Estate of Mary Margarette Jordan of record in Instrument No. 20151027-0109285 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on October 27, 2015. Kurio Properties, LLC is now known as Kurio Properties, Inc. as referenced in the name change on file with the State of Tennessee.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160503-0043241, Register's Office for Davidson County, Tennessee.
- Charter for 6541 Thunder Bird Drive Townhomes Homeowners of record in Instrument Number 20160510-0046363, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 267, Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 5575, Page 546, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 787, Page 38, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151027-0109285 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6541 Thunderbird Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF APRIL, 2018.

Kurio Properties, Inc.

BY: _____
Pamela Poe
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAMELA POE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of KURIO PROPERTIES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 17th of April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212