THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415618** Bill Garrett Davidson County Batch# 87954 DEEDWARR 05/03/2018 12:21:30 PM 3 pgs Fees: $18.00 Taxes: $4,625.00 20180503-0042348	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Melissa Chrisman Affiant Subscribed and sworn to before me, this 30th day of April, 2018. Christa Pace Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Craig P. Motuzas and Cari L. Motuzas 3617 Meadow Drive Nashville TN 37215-1031	Send Tax Bills To: SunTrust Mortgage, Inc 901 Semmes Ave Richmond, VA 23224	Tax Information: Tax Parcel ID No. 117-01-098.00 (Parent Par 117-01-0-1-002.00

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, **KMS Properties, LLC., a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig P. Motuzas and Cari L. Motuzas, 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:

3617 Meadow Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20160524-0052004.

Being part of the same property conveyed by Warranty Deed from STD Properties, LLC, a Tennessee Limited Liability Company to KMS Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026287 and Warranty Deed from Linda Quick-Lee to STD Properties, LLC, as recorded on the 30th day of October, 2015 in Instrument No. 20151030-0110560, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOWLAWN, as recorded in Plat Book 974, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20160524-0052004.

This is improved property located at 3617 Meadow Drive, Nashville TN 37215-1031

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 30th day of April, 2018.

KMS Properties, LLC.

By: Kathy Schwartz, member
Kathy Schwartz, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kathy Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent(or other officer authorized to execute the instrument) of KMS Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 2018.

Notary Public

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

