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

CRT File No. 180415848

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $849,000.00.

Sharon Hill
Affiant

Subscribed and sworn to before me, this 11th day of May, 2018.

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 91197 DEEDWARR
05/11/2018 02:39:07 PM 2 pgs
Fees: $13.00 Taxes: $3,141.30

20180511-0045451

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sandy Lussi Kouchoukos and Robert Buell Kouchoukos 902B Coral Road Nashville TN 37204	New Owner	Tax Parcel ID No. 132-05-0S-002.00 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, **George B. Hill and Sharon Hill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Buell Kouchoukos and Sandy Lussi Kouchoukos, husband and wife,** ("Grantees"), their 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 Unit No. 2, on the Horizontal Property Regime for Coral Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130509-0046874, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to GEORGE B. HILL and SHARON A. ARMER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from EUGENE T. COLLINS, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, of record in Instrument No. 20130606-0057487, dated May 31, 2013, said Register's Office. Sharon A. Armer having since married and is now known as Sharon Hill.

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. 132-05-0S-002.00 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 Plat Book 1130, page 61, 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. 20130509-0046874, said Register's Office.

Easements and special assessments as contained in Declaration of record in Instrument No. 20130509-0046874, said Register's Office.

This is improved property located at 902B Coral Road Nashville TN 37204

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 11th day of May, 2018.

George B. Hill

Sharon Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George B. Hill and Sharon Hill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2018.

Notary Public

My Commission Expires: _____

