THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 98586 **DEEDWARR**
05/31/2018 11:46:09 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180531-0051919

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Storen Robert McCarthy	owner	MAP 155-12-0B-
609 Collins Crest Court		PARCEL 015.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin K. Poulose and Michelle Vitamvas Poulose**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Storen Robert McCarthy and Tracy Leigh McCarthy, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Collins Crest Subdivision, A Cluster Lot Subdivision of record in Plat at Instrument No. 20060105-0001456, 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 the same property conveyed to Benjamin K. Poulose, unmarried and Michelle Vitamvas, unmarried as joint tenants with right of survivorship by Warranty deed from French River Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080616-0061607 Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on June 16, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Instrument 20060105-0001456; (3) the Covenants, Conditions and Restrictions of record in Instrument Number 20051003-0118153 and Instrument No. 20161005-0105328: (4) Charter for HOA in Instrument 20051003-0118152; (5) Quitclaim Deed for common areas and/or open space to HOA in Instrument 20060920-0116486; (6) Stormwater Detention Agreement in Instrument 20040519-0058726; (7) Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **609 Collins Crest Court; Nashville, TN 37221.**

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 the 30th day of May, 2018.

Benjamin K. Poulose

Michelle Vitamvas Poulose

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 **Benjamin K. Poulose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WACCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 **Michelle Vitamvas Poulose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WACCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN