WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Bilotta	new owners	072-06-1L
(NAME)	(NAME)	(MAP)
1012 D Maynor Ave		002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216		
(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, I/we, Chris Thomas Homes LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Bilotta and Anna Bilotta, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 2 of Homes at 1012 C & D Maynor Avenue, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1012 C & D Maynor Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161214-0131170 and amended in Instrument No. 20170301-0020143, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Chris Thomas by Warranty Deed from Ingland Tran and Mayasir Aziza Tran, husband and wife, of record in Instrument No. 20161024-0112044 and a portion of the same property conveyed to Chris Thomas Homes, LLC by Quitclaim Deed from Chris Thomas of record in Instrument No. 20170308-0022763 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1012 D Maynor Ave, Nashville, Tennessee 37216

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.

Bill Garrett Davidson County
Batch# 99857 DEEDWARR
06/04/2018 01:20:04 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20180604-0053046

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-1102D

Witness my/our hand(s) this 31st day of May, 2018.

Chris Thomas Homes LLC

By: _____
Chris Thomas, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Thomas, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Chris Thomas Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chris Thomas as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of May, 2018.

_____
Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County