WARRANTY DEED

Bill Garrett Davidson County
Batch# 101971 DEEDWARR
06/07/2018 12:54:16 PM 2 pgs
Fees: $13.00 Taxes: $1,800.89

20180607-0054800

B-BR-18-1319B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,725.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

TR
Notary Public

MY COMMISSION EXPIRES: 1-24-2019
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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)
Patrick K. Luke	Movement Mtg.	
(NAME)	(NAME)	**105-07-2D-002.00-CO**
1319 B Little Hamilton Avenue	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indian Land SC 29707	
(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, **MICHAEL A. HILTABIDEL AND MICHELLE A. HILTABIDEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK K. LUKE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1319 Little Hamilton Avenue Townhomes of record as Instrument No. 20160303-0020482 and being shown on Plat attached thereto as Exhibit "C", 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 Castleridge Home Builders, LLC by Warranty deed from Chelsea Esquibel of record in Instrument No. 20150929-0098792 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 29, 2015.

Being the same property conveyed to Michael A. Hiltabidel and Michelle A. Hiltabidel, husband and wife by Warranty deed from Castleridge Home Builders, LLC of record in Instrument No. 20161010-0106929 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 10, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book N, Page 241, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160303-0020482, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160303-0020481, 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: **1319 B Little Hamilton Avenue, Nashville, Tennessee 37203**.

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 25th DAY OF MAY, 2018.

Michael A. Hiltabidel by Ryan Terrell, Attorney in Fact

Michael A. Hiltabidel by Ryan Terrell, Attorney in Fact

Michelle A. Hiltabidel by Ryan Terrell, Attorney in Fact

Michelle A. Hiltabidel by Ryan Terrell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Terrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL A. HILTABIDEL AND MICHELLE A. HILTABIDEL, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL A. HILTABIDEL AND MICHELLE A. HILTABIDEL.

Witness my hand and official seal, this the 25th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

The signature of Michael A Hiltabidel is signed by his duly appointed Attorney-in-fact Ryan Terrell, pursuant to the Power of Attorney recorded in Book *_____, Page _____, Register's Office for Davidson County, Tennessee.

*20180607-0054799

The signature of Michelle AbiHiltabidel is signed by her duly a appointed Attorney-in-fact Ryan Terrell, pursuant to the Power of Attorney recorded in Book **_____, Page _____, Register's office for Davidson County, Tennessee.

** 20180607-0054798