WARRANTY DEED

File #2018061802

Bill Garrett Davidson County
Batch# 109897 DEEDWARR
06/28/2018 12:11:11 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63

20180628-0062528

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph S. Kutsko and Catherine M. Kutsko	NEW OWNER	172.09-0A-173.00 CO
(NAME)	(NAME)	
1208 Banbury Row		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I/WE, **James P. Niehus and Patricia A. Niehus, husband and wife, and James P. Niehus, II and Jill Niehus, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph S. Kutsko and Catherine M. Kutsko, 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:

Being Lot No. 169, on the plan of Banbury Crossing section 5-A, as the same appears of record in Instrument No. 20020830-0105357, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to James P. Niehus, Patricia A. Niehus, husband and wife, and James P. Niehus, II and Jill Niehus, husband and wife, by warranty deed from Suzanne Ponciroli, unmarried, dated 7/27/2011, of record in Instrument No. 201108010058648, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20020830-0105357, said Register's Office.; Restrictive covenants of record in Book 10369, Page 48, as amended in Instrument No. 200307280105031, and in Instrument No. 200510200126681, said Registers Office; Charter to Homeowners Association of record in Book 11187, Page 575, said Registers Office; By-Laws of Homeowners Association of record in Instrument No. 200510200126681, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **1208 Banbury Row, Brentwood, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of June, 2018.

James P. Niehus

Patricia A. Niehus

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared James P. Niehus and Patricia A. Niehus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June, 2018.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Signatures continue on page 3

Witness our hands this 25th day of June, 2018

X _____

James P. Niehus, II

X _____

Jill Niehus

STATE OF ~~VIRGINIA~~ Maryland

COUNTY OF Montgomery

Before me, the undersigned Notary Public, personally appeared James P. Niehus, II and Jill Niehus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June, 2018.

Commission expires: 4/21/2021

_____
Notary Public

ADILIO A. HERNANDEZ NOTARY PUBLIC MY COMMISSION EXPIRES 4/21/2021 MONTGOMERY COUNTY, MD

ADILIO A. HERNANDEZ NOTARY PUBLIC MY COMMISSION EXPIRES 4/21/2021 MONTGOMERY COUNTY, MD

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128