This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
ABNA Management
4420 FM 1960 West Suite 224
Houston, TX. 77068

SEND TAX BILL TO:
Same as owner

Bill Garrett Davidson County
Batch# 123979 **DEEDWARR**
08/02/2018 10:12:31 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20180802-0075680

MAP/PARCEL 161-10-0B-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph S. Kutsko and Catherine M. Kutsko, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **ABNA Management LLC , hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Book 6900, Page 316, 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 Joseph S. Kutsko and wife, Catherine M. Kutsko by Warranty Deed from George Lemuel Forcht, Jr. and wife, Paula Turner Forcht of record in Instrument No. 20040813-0098196, Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 13, 2004.

Being also known as 413 Windsor Court, Nashville, Tennessee 37211.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of July, 2018.

WITNESS MY HAND on this the 31st day of July, 2018

Joseph S. Kutsko
Joseph S. Kutsko

Catherine M. Kutsko
Catherine M. Kutsko

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joseph S. Kutsko and Catherine M. Kutsko,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of July, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $314,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180626