THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717177

Bill Garrett Davidson County
Batch# 127862 **DEEDWARR**
08/13/2018 08:32:50 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180813-0079339

HUDSON LEWIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hagay Abitbol 6100 Tuckaleechee Lane Antioch TN 37013	New Owner	Tax Parcel ID No. 181-03-0A-065.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven G. Sotiriadis and Pamela E. Sotiriadis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hagay Abitbol**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Two, Indian Creek Estates, of record in Plat Book 9700, Page(s) 558 and 559, 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 Steven G. Sotiriadis and Pamela E. Sotiriadis by Warranty Deed from Deborah A. Reyes and Julio A. Reyes, of record in Instrument No. 20050609-0066308, Register's Office for Davidson County, Tennessee, dated June 06, 2005 and recorded on June 09, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 9700, Page(s) 558 and 559, 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 Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Exhibit C of Declaration of Covenants, Restrictions and Conditions of record in Book 11033, Page 509, Instrument No. 20000727-0074153 and Instrument No. 20050118-0006063, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common area of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.

Easement for family cemetery of record of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6100 Tuckaleechee Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2018.

Steven G. Sotiriadis

Pamela E. Sotiriadis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven G. Sotiriadis and Pamela E. Sotiriadis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2018.

Nathan L. Powers

My Commission Expires: 01/17/21 Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NATHAN L. POWERS STATE OF TENNESSEE NOTARY