Bill Garrett Davidson County
Batch# 130480 DEEDWARR
08/17/2018 10:08:29 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25

20180817-0081699

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $322,500.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2018. Notary Public My Commission Expires: 01/17/21

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Steven G. and Pamela E. Sotiriadis 2000 Leeds Lane Nashville, TN 37221	NEW OWNER	141-05-0A-521.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEAH KUTIL** and **JARED KUTIL**, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAMELA SOTIRIADIS** and **STEVEN SOTIRIADIS**, wife and

husband, hereinafter called the Grantees, their heirs, and their assigns, effective as of the 10th day of August, 2018 (the "Effective Date"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 521, as shown on the map entitled Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to Leah Kutil and Jared Kutil, wife and husband, by deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20141215-0114421, dated December 12, 2014, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all zoning ordinances, covenants, restrictions, easements, documents, and instruments of record, as well as taxes and assessments for the current year and subsequent years, a lien, but not yet due and payable.

This is improved property known as **2000 Leeds Lane, Nashville, TN 37221**.

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 their assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and said Grantors further covenant and bind themselves, their heirs, and their assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

L. Kutil
Leah Kutil

Jared Kutil
Jared Kutil

STATE OF SOUTH CAROLINA)
COUNTY OF Beaufort **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah Kutil and Jared Kutil, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of August, 2018.

(Seal)

FREDRICKA WASHINGTON My Commission Expires NOTARY PUBLIC 05-30-2028 STATE OF SOUTH CAROLINA

Fredricka Washington
Notary Public

My Commission Expires:

FREDRICKA WASHINGTON
Notary Public-State of South Carolina
My Commission Expires
May 30, 2028