WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 183770 DEEDWARR
01/15/2019 08:57:33 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190115-0003935

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)
Robert T. Kokoszka	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**062-02-0B-150.00-CO**
3401 Cain Harbor Drive	**262 Robert Rose Dr, Suite 101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37129**	
(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, **STEPHEN DOUGLAS KINNAIRD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT T. KOKOSZKA, A SINGLE MAN,** 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 Lot No. 50 on the Plan of Final Plat Abbington Park, Phase One-Section Four of record in Plat at Instrument No. 20050110-0003256, 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 Stephen Douglas Kinnaird, unmarried by Warranty deed from Leslie D. Barnhart and Pamela A. Barnhart of record in Instrument No. 20150715-0068885 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 15, 2015.

This conveyance is subject to:
• Taxes for the year 2019 and subsequent years
• Plan of record in Plat at Instrument No. 20050110-0003256, amended for Open Space of record at Instrument No. 20061005-0123983, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, supplemented at Instrument No. 20040518-0058461, Instrument No. 20050201-0011849, amended at Instrument No. 20161027-0113738 and 20170214-0007830, Register's Office for Davidson County, Tennessee
• Restrictions of record in Instrument Number 20010402-0031520, in the Register's Office for Davidson County, Tennessee.
• Covenants and Conditions of record in Instrument Number 20000720-0071648, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed for common area of record in Instrument Number 20050201-0011847 as corrected at 20081023-0106257, in the Register's Office for Davidson County, Tennessee.
• Provisions contained in Deed of conveyance which contains reservations for certain sewer taps of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed of Flowage Easements granted to the USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
• Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
• Easement for 20-foot right of way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements of record in Instrument Number 20030508-0061633 and 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20060509-0054226 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: **3401 Cain Harbor Drive, Nashville, Tennessee 37214**.

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 11th DAY OF JANUARY, 2019.

Stephen Douglas Kinnaird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN DOUGLAS KINNAIRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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