WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

41

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,785.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/05/01 19:23 2pgs
Fees:11.00 Taxes:350.70
20010605-0058911

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brahm S. Parsh	Brahm S. Parsh	MAP 104-6-A
(NAME) 3415 West End Avenue #904	(NAME) **3415 West End Avenue #904**	PARCEL 92
(ADDRESS) Nashville, TN 37203	(ADDRESS) **Nashville, TN 37203**	
(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, WE, **Robert F. Garza, unmarried and Armando Garza and Wife, Kathy Garza, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brahm S. Parsh and Wife, Suman Parsh**, 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:

Land in Davidson County, Tennessee, being Unit 904 on the Plan of Continental Condominium of record in Plat Book 5200, Page 399 thru 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal regime established by Master Deed and By-Laws of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, said Register's Office.

Being the same property conveyed to Robert F. Garza, unmarried and Armando Garza and Wife, Kathy Garza, as joint tenants with right of survivorship by Warranty Deed from Jon E. Rickert and wife, Roberta V. Rickert of record in Book 10540, Page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Robert F. Garza executes this instrument as Attorney-In-Fact on behalf of Armando Garza and wife Katha Garza, pursuant to the Power of Attorney of record by Instrument Number 20010605-0058910 in the Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 3415 West End Avenue #904, Nashville, TN 37203

(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 my/our hand(s) this 30th day of May, 2001.

Kathy Garza by Robert F. Garza ATTY-IN-FACT
By Robert F. Garza, Attorney-In-Fact

Robert F. Garza

Armando Garza by Robert F. Garza, ATTY-IN-FACT
Armando Garza
By Robert F. Garza, Attorney-In-Fact

STATE of Tennessee
COUNTY of ~~Davidson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert F. Garza, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of May, 2001.

My Commission Expires: 1/26/02

Notary Public

My Commission Expires January 26, 2002

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 30th day of May, 2001, before me personally appeared Robert F. Garza, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Armando Garza and Kathy Garza, and who acknowledged that he executed the same as the free act and deed of the said Armando Garza and Kathy Garza by virtue of that Power of Attorney, duly executed by the said Armando Garza and Kathy Garza and appearing of record in instrument recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at ~~Madison,~~ Tennessee, this 30th day of May, 2001.

My Commission Expires: 1/26/02

Notary Public

My Commission Expires January 26, 2002

File Number2105369

RETURN TO:
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Suite 139
Brentwood, TN 37027