WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
FOUNDATION TITLE & ESCROW CORP.

BILL GARRETT, Davidson County
Trans:T20110026134 DEEDWARR
Recvd: 05/03/11 14:15 2 pgs
Fees:13.00 Taxes:708.55

20110503-0033861

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **April, 2011**

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gavin DeGraw and Joseph DeGraw	New Owner	093061C12400CO
(NAME) 555 Church Street #2302	(NAME) 555 Church St #2302	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jim Richie and wife, Catherine Richie**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gavin DeGraw unmarried, and Joseph DeGraw**, unmarried 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 No. FU-2302, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument Number 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed of record in Instrument Number 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Jim Richie and wife, Catherine Richie, by Special Warranty Deed from Cumberland Penthouses, LLC, dated February 16, 2007 and filed of record in Instrument Number 20070220-0020760, Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 555 Church Street #2302, Nashville, TN 37219

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, has 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 our hands this **28th** day of **April, 2011**

Jim Richie

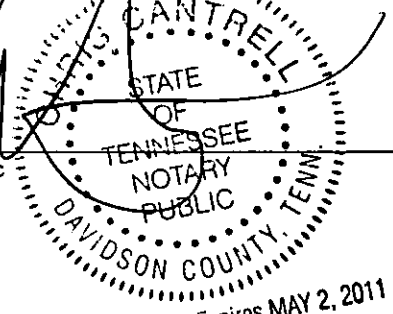
Catherine Richie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jim Richie and Catherine Richie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **April, 2011**

Notary Public



My Commission Expires MAY 2, 2011

My commission expires: _____