THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1687

Return

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20130019609 DEEDWARR
Recvd: 03/11/13 12:32 2 pgs
Fees:13.00 Taxes:2497.50

20130311-0023941

Property Address:
555 Church Street FU 2307, Nashville, TN 37219
93-6-1-C-129-CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles Evans**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Gavin S. DeGraw**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Real property in Davidson County, Tennessee, being Unit No. FU-2307, together with the appurtenant interest in the common elements of Cumberland Penthouse, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 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.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Cumberland Penthouse, LLC, a Tennessee limited liability company, dated August 5, 2005, and recorded August 10, 2005, in the Register of Deeds for the County of Davidson, as Document No. 20050810-0095048.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $675,000.00

Subscribed and sworn before me this the 25th day of February, 2013

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 6, 2015

Affiant

Notary Public

WITNESS Grantor's hand this 25th day of February, 2013.

Charles Evans by Michelle Trueba as Attorney in Fact {Seal} 2-25-13
Charles Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of February, 2013, before me personally appeared Michelle Trueba, known to me (or satisfactorily proven) to be the party executing the foregoing instrument in behalf of Charles Evans acknowledged that such person executed the same as the free act and deed of Charles Evans.

Notary Public

My Commission expires: 8-28-2016

Grantor's Name, Address, Phone:
Charles Evans
555 Church Street PH 2307
Nashville Tn 37219

Grantee's Name, Address, Phone:
Gavin S. DeGraw
555 Church Street,Unit FU-2307
Nashville, TN 37219

SEND TAX STATEMENTS TO THE GRANTEE.

NIKKI D. WELLS-MCNICKLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
AUGUST 28, 2016