BILL GARRETT, Davidson County
Trans:T20150008355 DEEDWARR
Recvd: 02/03/15 09:50 3 pgs
Fees:18.00 Taxes:925.00
20150203-0009900

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
L. BERNARD COX

555 Church St. Unit 2201
Nashville, TN 37219

MAP AND PARCEL 093061C11500CO

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 ($250,000.00) DOLLARS, paid and to be paid as hereinafter set forth I, **OLIVER SHALIBO**, have this day bargained and sold and by these presents do hereby transfer and convey **L. BERNARD COX,** his heirs and assigns, the following described parcel of land, situated in Davidson County, Tennessee, as follows:

BEING Unit No. FU-2201, 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 No. 20050405-0037081, Register's Office of Davidson County, Tennessee, as amended and restated by Amended and restated Master Deed of record as Instrument No. 20050527-0060253, said Register's Office and 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 Oliver Shalibo by deed from Cumberland Penthouses, LLC, of record as Instrument #20050803-0091305, in the Register's Office of Davidson County, Tennessee.

There is included in this conveyance Parking Space Number 2-36.

This conveyance is made subject to plat and Restrictions of record, if any.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2015 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

OF SAID CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 ($250,000.00) DOLLARS, the sum of THREE THOUSAND SIX HUNDRED AND NO/100 ($3,600.00) DOLLARS, has this day been paid in cash and for the balance of TWO HUNDRED FORTY-SIX THOUSAND FOUR HUNDRED AND NO/100 ($246,400.00) DOLLARS, the said L. BERNARD COX has this day executed a promissory note for the sum of TWO HUNDRED FORTY-SIX THOUSAND FOUR HUNDRED AND NO/100 ($246,400.00) DOLLARS, payable to the order OLIVER SHALIBO, and secured by a **DEED OF TRUST** of even date executed by said GRANTEE.

WITNESS my hand this the 30 day of January, 2015.

Oliver Shalibo by Charles Brown Atty-in-Fact
OLIVER SHALIBO BY CHARLES BROWN, ATTORNEY-IN- FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN RECORD BOOK , PAGE , ROSCT.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES BROWN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **OLIVER SHALIBO** and acknowledged that he executed the same as the free act and deed of the said **OLIVER SHALIBO.**

WITNESS my hand and official seal on this the 30 day of January, 2015.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 30 day of January, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5.25.16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016