WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066759 DEEDWARR
Recvd: 08/03/16 10:18 2 pgs
Fees:13.00 Taxes:1109.63
20160803-0080148

R-VRES-1010-403-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Robert W Culbertson Jr
Affiant

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2016.

William E. Grones
Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

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 W. Culbertson, Jr. and Charlene N. Culbertson	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **1010 16th Avenue S, Unit 403**	(NAME) **2050 Parkway Office Circle**	**105-01-0B-403.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Hoover, AL 35244**	
(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, **DEVIN K. PATEL, UNMARRIED AND KIRIT M. PATEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. CULBERTSON, JR. AND CHARLENE N. CULBERTSON, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Ten Ten on the ROW, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ten Ten on the ROW of record in Instrument Number 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Devin K. Patel and Kirit M. Patel, joint tenants with right of survivorship by Warranty deed from John L. Hinds IV, unmarried of record in Instrument No. 20130604-0056482 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 04, 2013.

The above described property is not the marital or primary residence of the Kirit M. Patel.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ten Ten on the ROW of record in Instrument Number 20071023-0125441, amended in 20090224-0015964, 20090507-0041965, 20090929-0090277 Scrivener's Affidavit Instrument No. 20141009-0093659 and Instrument No20120905-0080264, Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20051230-0156625, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20051230-0156628, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I,LLC of record in Instrument Number 20090710-0064678, 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: **1010 16th Avenue S, Unit 403, Nashville, Tennessee 37212**.

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 1st DAY OF AUGUST, 2016.

Devin K Patel by Kirit M Patel as attorney in fact
Devin K. Patel by Kirit M. Patel as Attorney in Fact

Kirit M. Patel
Kirit M. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRIT M. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEVIN K. PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said DEVIN K. PATEL.

Witness my hand and official seal, this the 1st of August, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRIT M. PATEL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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