Davidson County DEEDWARR
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20170324-0029122

# WARRANTY DEED

**MAIL RECORDED DEED TO:**

KARINA RODRIGUEZ
GIBNEY, ANTHONY & FLAHERTY, LLP
665 5TH AVE.
NEW YORK, NY 10022

**OWNER (SEND TAX BILLS TO):**

COURTENAY W. CULLEN, TRUSTEE
311 EAST 72ND ST.
NEW YORK, NY 10021

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, COURTENAY W. CULLEN, an unmarried woman (herein, "Grantor"), whose address is 311 East 72nd St., New York, NY 10021, hereby sells, transfers and conveys to COURTENAY W. CULLEN, TRUSTEE, under the COURTENAY W. CULLEN LIVING TRUST dated March 1, 2017 (herein, "Grantee"), whose address is 311 East 72nd St., New York, NY 10021, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1036 Chicamauga Ave., Nashville, TN

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 1st day of March, 2017.

PIN NO: 083-05-0-080.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

01 March 2017

Courtenay W. Cullen

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Courtenay W. Cullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2017.

[Affix Notary Seal]

Lorianne Spurr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/15/17
LORIANNE SPURR
Notary Public, State of New York
No. 01MA5020342
Qualified in NEW YORK County
Commission Expires NOVEMBER 15, 2017

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.***

**OATH OF CONSIDERATION**

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 (transfer to revocable trust).

**GRANTEE**

Grantee signature _____ 01 MARCH 2017
Courtenay W. Cullen, Trustee

Subscribed and sworn to under oath before me, this 1st day of March, 2017.

[Affix Notary Seal]

Lorianne Spurr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/15/2017

LORIANNE SPURR
Notary Public, State of New York
No. 01MA5020342
Qualified in NEW YORK County
Commission Expires NOVEMBER 15, 2017

**EXHIBIT A**

[Legal Description]

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of Baxter's Eastwood Place, of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20151028-0109547, on October 28, 2015.

**PIN NO:** 083-05-0-080.00

**STREET ADDRESS:**

1036 Chicamauga Ave., Nashville, TN

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# True Copy Certification

I, Christine Moore, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christine Moore
Signature

State of FLORIDA

County of HILLSOBOROUGH

Personally appeared before me, Martha A. Manfrin, a notary public for this county and state, Christine Moore, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Martha A. Manfrin
Notary's Signature

My Commission Expires: December 15, 2011
Notary' Seal (if on paper)

