Bill Garrett Davidson County
Batch# 106 DEEDWARR
09/11/2017 11:17:36 AM 2 pgs
Fees: $13.00 Taxes: $436.60

20170911-0092831

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$118,000.00** (One Hundred Eighteen Thousand).

Melissa Hansen
AFFIANT

Subscribed to and sworn before me this 8th day of September, 2017.

Stephanie Dome
NOTARY PUBLIC MY COMMISSION EXPIRES

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021
(NOTARY SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-CR-17-3415

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ethan Shy 3415 West End Avenue # 703-E Nashville, TN 37203	new owner	104060A13800CO

WARRANTY DEED

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, **FRED D. CULBREATH AND WIFE, ANNA M. CULBREATH,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ETHAN SHY, UNMARRIED** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 703E, on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, said Register's Office, as amended in Book 6135, Page 788, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred D. Culbreath and wife, Anna M. Culbreath by deed from Ross I. Evans, Jr., Trustee, with full powers to convey, of record in Book 6213, Page 287, dated January 12, 1984 and recorded January 12, 1984, Register's Office for Davidson County, Tennessee.

Being also known as 3415 West End Avenue, Unit 703-E, Nashville, Tennessee 37203.

Mitch Grissim executes this instrument as Attorney-in-Fact on behalf of Fred D. Culbreath and Anna M. Culbreath, pursuant to the Power of Attorney recorded in Instrument No. 20170911-0092830**, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3415 WEST END AVENUE # 703-E** **NASHVILLE, TN 37203**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017084657

WITNESS, this 6th day of September, 2017.

X _____

X _____, P.O.A.
Fred D. Culbreath

X _____

X _____, P.O.A.
Anna M. Culbreath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of September, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mitch Grissim**, as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of **Fred D. Culbreath and Anna M. Culbreath**, and acknowledged that he executed the same the same as the free act and deed of the said **Fred D. Culbreath and Anna M. Culbreath**.

Witness my hand and official seal on this the 6th day of September, 2017.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017084657