WARRANTY DEED

Bill Garrett
Batch# 79383
04/10/2018 02:03:38 PM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20180410-0033800

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

G-AG-18-3415

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)
Greenbelt, LLC, a Florida Limited Liability Company c/o Grace Development Inc.	**New Owner**	
(NAME) **3309 Fairmont Drive**	(NAME) **3309 Fairmont Drive**	**104-06-0A-012.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(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, **ALVIN GALUTEN, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREENBELT, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, 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:

Unit 212 on the plan of Continental Condominiums, as of record in plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549 in the Office of the register of Deeds in Davidson County, Tennessee.

Being the same property conveyed to Alvin Galuten by Warranty Deed from Harold Baird, and wife, Linda Baird of record in Instrument No. 20040826-0103412 Register's Office for Davidson County, Tennessee, dated August 19, 2004 and recorded on August 26, 2004.

The above referenced property was investment property for the grantor and has never been used as a principal marital residence.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5862, Page 589, as amended in Book 6135, page 788 and Book 6435, page 549, and further amended by a Final Judgment Order of record in Book 7475, page 137, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 5864, Page 834, Register's Office for Davidson County, Tennessee.
- Resolution in Book 7461, Page 217 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
- Overhang Easement of record in Book 4825, Page 592, Register's Office for Davidson County, Tennessee.
- Memorandum of Agreement between Continental Homeowners' Association, Inc. and Nextel South Corp. of record in Instrument No. 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5862, Page 626, 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: **3415 West End Ave. #212, Nashville, Tennessee 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. 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 6th DAY OF APRIL, 2018.

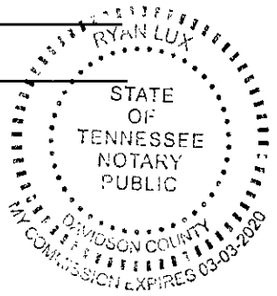
Alvin Galuten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN GALUTEN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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