Bill Garrett Davidson County
Batch# 96760 DEEDWARR
05/25/2018 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,539.61
20180525-0050160

#34279

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34279-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $416,110.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lisa Bernitz Graves 4710 Utah Avenue Nashville, TN 37209	New OWNER	Map and Parcel No.: 103 03 0 B 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Catherine R. Johnson, now known as Catherine J. Furbish, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James Steven Graves as to a 33.4% undivided interest, as tenants by the entirety with Lisa Bernitz Graves as to a 33.3% undivided interest, as joint tenants with common law rights of survivorship with Mary Kathleen Graves, unmarried, as to a 33.3% undivided interest ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4710 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Daniel L. Furbish joins in the signing of this deed due to his marital interest in the property.

The preparer was instructed by Grantees as to the manner in which the interest of Grantees was to be vested. The preparer assumes no liability for the effects of such vesting.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of May, 2018.

Daniel L. Furbish

Catherine J. Furbish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel L. Furbish and Catherine J. Furbish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Forty-Eighth Avenue Condominiums, a horizontal property regime with private elements established by Master Deed in Book 10023, page 344, and as supplemented in Book 10046, page 725, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Catherine R. Johnson by deed dated April 22, 2009 from Relocation Advantage, LLC, a Delaware limited liability company of record in Instrument No. 20090504-0040524, Register's Office for Davidson County, Tennessee. Catherine R. Johnson having since married and is now known as Catherine J. Furbish.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 103 03 0 B 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Forty-Eighth Avenue Condominiums, of record in Book 10023, page 344 and as supplemented in Book 10046, page 725, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Master Deed of record in Book 10023, page 344, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

