Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 119216 DEEDWARR
07/23/2018 11:55:45 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180723-0071456

39-B
File #18-1265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas B. Culbreath and Hannah A. Culbreath, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **RRK Investments, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 14, Pinecrest Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081230-0123641, amended in Instrument No. 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas B. Culbreath and Hannah A. Culbreath, husband and wife by deed from J.D. Eatherly, dated March 31, 2015, of record in Instrument No. 20150402-0028757, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2027 Pinecrest Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of July, 2018.

Nicholas B. Culbreath by ABC
His Attorney in Fact

Nicholas B. Culbreath by Andrew B. Culbreath
His Attorney in Fact

Hannah A. Culbreath by ABC
Her Attorney in Fact

Hannah A. Culbreath by Andrew B. Culbreath
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 20th day of July, 2018 before me personally appeared Andrew B. Culbreath, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicholas B. Culbreath and Hannah A. Culbreath, acknowledged that such person executed the same as the free act and deed of Nicholas B. Culbreath and Hannah A. Culbreath.

Notary Public

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of July, 2018.

Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/28/22

NEW OWNER:
RRK Investments, LLC
2027 Pinecrest Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
RRK Investments
5104 Stone Mountain Ct
Nashville, TN 37211

TAX MAP-PARCEL #:
162-09-0D-014.00