Karen Johnson Davidson County
Batch# 218843 DEEDWARR
04/17/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20190417-0035235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WLLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of April, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

2019-560-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sumati Krishnan 1202A Cedar Lane Nashville, TN 37212	NEW OWNER	Map/Parcel 118-05-0C-004.00-C

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, **Robert Wayne Culbertson**, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Sumati Krishnan**, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, including the private elements appurtenant to said Unit, on the Plan of Cedar Lane Condominiums, Phase Two, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to Master Deed of record in Instrument No. 20020712-0084158, as amended in Instrument No. 20030408-0046333, Register's Office for Davidson County, Tennessee, establishing Cedar Lane Condominiums, Phase Two, a Condominium, said Amendment amending Master Deed of record in Instrument No. 20020530-0065774, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Wayne Culbertson by Warranty Deed from Julie Knapp Porter, and husband Gregory Lee Porter, dated February 23, 2011, of record in Instrument No. 20110224-0015278, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

This conveyance is subject to the following: 2019 Davidson County taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 1202A Cedar Lane, Nashville, TN 37212.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand effective the 16th day of April, 2019:

Robert Wayne Culbertson

Robert Wayne Culbertson

STATE OF TENNESSEE
COUNTY OF Sullivan

On this 12 day of April, 2019, before me personally appeared Robert Wayne Culbertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12 day of April, 2019.

Christina M. Blair
Notary Signature
My commission expires: 9/24/2020

CHRISTINA M. BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN