WARRANTY DEED

ANGELA B. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2019

Angela B. Batson
Notary Public

MY COMMISSION EXPIRES: 9-2-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell Cybularz	First Tennessee Bank National Association	133-14-0-A-050.00 CO
(NAME)	(NAME)	
420 Elysian Fields Road, Condominium D-1	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 225957 **DEEDWARR**
05/06/2019 09:26:07 AM 2 pgs
Fees: $13.00 Taxes: $434.75

20190506-0041942

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Grissom Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mitchell Cybularz, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. D-1 on the plan of The Village at Grassmere (f/k/a Oakcrest Condominium) created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9449, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the property conveyed to Grissom Group, LLC by deed of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, dated March 31, 2010, of record in Instrument No. 20100406-0025604, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Elysian Fields Road, Condominium D-1, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 5200, page 413; Terms and provisions of By-Laws of Oakcrest Condominiums recorded in Book 5884, page 960 and Instrument No. 20070301-0025595;

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Village at Grassmere (f/k/a Oakcrest Condominium) of record in Book 5884, page 960, as amended by instrument(s) of record in Book 5860, page 939; Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Charter of Oakcrest Condominiums recorded in Book 5860, page 930; all of record in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEES 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, his 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 hands this 3rd day of May, 2019.

Grissom Group, LLC,
a Tennessee limited liability company

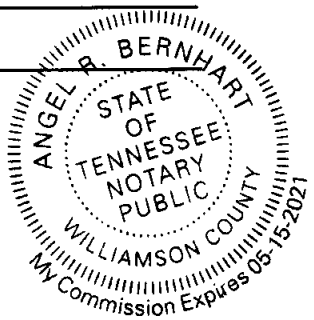
James P. Crump, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James P. Crump, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Grissom Group, LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of May, 2019.

Notary Public
My Commission Expires: _____



File No.: 29395