WARRANTY DEED

Karen Johnson Davidson County
Batch# 230184 DEEDWARR
05/15/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20190515-0045808

STATE OF New York
COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2019.

Notary Public Satia Gardner

MY COMMISSION EXPIRES: 06-20-2020
(AFFIX SEAL)

SATIA GARDNER NOTARY PUBLIC NO. 01GA6343940 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 06-20-2020 STATE OF NEW YORK

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040542

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Cabo and Laura Cabo	New Owner	
(NAME)	(NAME)	
3186 J Parthenon Ave		104-02-1B-008.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VINCENT FULLER, II, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA CABO, GARY CABO, AND JACKSON CABO, HEREINAFTER CALLED THE GRANTEES, THEIR 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. J, a Horizontal Property Regime, (Private Elements) for Graymont Park as shown as Exhibit "C" to the Master Deed of record in Instrument No. 20050803-0090964, and amended in Instrument No. 20060912-0112893, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vincent Fuller, II by Warranty deed from Graymont Group, LLC of record in Instrument No. 20061005-0123853 Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on October 05, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of

public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3186 J Parthenon Ave, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 GRANTEES, 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 9th day of May, 2019

Vincent Fuller, II

STATE OF New York
COUNTY OF New York

On this the 9 day of May, 2019, before me personally appeared Vincent Fuller, II, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 day of May, 2019.

Notary Public Satia Gardner

My Commission Expires: 06-20-2020

(SEAL)

SATIA GARDNER NOTARY NO. 01GA6343940 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 06-20-2020 PUBLIC STATE OF NEW YORK

SATIA GARDNER NOTARY NO. 01GA6343940 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 06-20-2020 PUBLIC STATE OF NEW YORK

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY