Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0952

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Karen Johnson Davidson County
Batch# 395691 **DEEDWARR**
05/05/2020 11:13:33 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20200505-0046698

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2020.

Notary Public

Commission Expires: 4-1-2024

DIANA L. PRITCHARD STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elliot E. Kurban, Trustee of THE KURBAN LIVING TRUST u/a/d dated December 3, 2018 1803 Broadway #612 Nashville, TN 37203	NEW OWNER	092-16-0D-612.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gregory Hunt, unmarried and Peter Hunt, unmarried tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLIOT E. KURBAN, Trustee of THE KURBAN LIVING TRUST u/a/d December 3, 2018

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:

Being Unit No. 612 of The Bristol Broadway, a Condominium Development as set out in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded Amendments and Exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Together with Parking Stall #199.

Being the same property conveyed to Neil Butt, unmarried by Warranty deed from Jim Jianyun Liu, unmarried of record in Instrument No. 20110630-0050048 Register's Office for Davidson County, Tennessee, dated June 23, 2011 and recorded on June 30, 2011.

Being the same property conveyed to Gregory Hunt and Peter Hunt, tenants in common with right of survivorship by Warranty deed from Neil Butt, unmarried of record in Instrument No. 20180828-0085144 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 28, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway #612, Nashville, TN 37203

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2020.

X _____
Gregory Hunt

_____
Peter Hunt

STATE OF Fl.
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory Hunt and Peter Hunt** 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 and official seal at Jacksonville(city), Fl. (state) this 1st day of May, 2020.

_____
Notary Public
My Commission Expires: 4/16/2021

(Notary Seal)

TINA M. RITENOUR
Notary Public, State of Florida
Commission# GG 81584
My comm. expires April 16, 2021

WARRANTY DEED