THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 446866 DEEDWARR
07/30/2020 12:32:29 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20200730-0084164

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alpine Development Partners, GP P.O. Box 58371 Nashville, TN 37205	New Owner	Tax Parcel ID No. 070 05 0 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael P. Cullin, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alpine Development Partners, GP**,. ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a portion of Lot 16, Alpine Terrace, as shown on plat of record in Plat Book 421, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Michael P. Cullin, by Special Warranty Deed from Citifinancial Mortgage Company, Inc., of record in Instrument No. 20060207-0015098, in the Register's Office of Davidson County, Tennessee, dated January 24, 2006 and recorded on February 07, 2006.

Being part of the same property conveyed tc Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from Mary K. Alissandratos, substitute trustee, of record in Instrument No. 20050927-0115635, in the Register's Office of Davidson County, Tennessee, dated September 16, 2005 and recorded on September 27, 2005.

Being part of the same property conveyed to Thomas A. Branum and wife, Joyce A. Branum, by Warranty Deed from George M. Bond wife, Birdie Joyce Bond, of record in Book 5535, Page 241, in the Register's Office of Davidson County, Tennessee, dated November 20, 1979 and recorded on November 26, 1979.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Alpine Terrace, as recorded in Plat Book 421, Page(s) 131.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3220 Alpine Avenue Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2020.

Michael P. Cullin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael P. Cullin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021