WARRANTY DEED

Karen Johnson Davidson County
Batch# 659939 DEEDWARR
06/18/2021 02:54:43 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30

20210618-0082819

W-SB-VRES-21-1010B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CLOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trevor Krehel	**Better Mortgage Corporation**	
(NAME)	(NAME)	**072-09-2P-001.00-CO**
1010 A Dozier Place	**175 Greenwich Street, 59th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**New York, NY 10007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BURTON C. CULVER AND ALENE E. CULVER, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE BURTON C. CULVER REVOCABLE TRUST RESTATED ON JUNE 29, 2018, AS TO AN UNDIVIDED ONE-HALF(1/2) INTEREST IN THE PROPERTY DESCRIBED HEREIN AS A TENANT IN COMMON, AND (B) ALENE E. CULVER AND BURTON C. CULVER, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE ALENE E. CULVER REVOCABLE TRUST RESTATED ON JUNE 29, 2018, AS TO AN UNDIVIDED ONE-HALF(1/2) INTEREST IN THE PROPERTY DESCRIBED HEREIN, AS TENANT IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVOR KREHEL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1010 Dozier Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160923-0100654 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to (a) Burton C. Culver and Alene E. Culver, Trustees, or any successors in trust, under the Burton C. Culver Revocable Trust Restated on June 29, 2018, as to an undivided one-half(1/2) interest in the property described herein as a tenant in common, and (b) Alene E. Culver and Burton C. Culver, Trustees, or any successors in trust, under the Alene E. Culver Revocable Trust Restated on June 29, 2018, as to an undivided one-half(1/2) interest in the property described herein, as tenant in common, by Warranty Deed from Burton Culver, and Alene E. Culver, also known as Alene Culver, husband and wife of record in Instrument No. 20180727-0073307 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 27, 2018. Affidavit recorded on December 03, 2018 in Instrument No. 20181203-0117517.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160923-0100654, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1086, Page 94, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 774, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 A Dozier Place, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 15th DAY OF JUNE, 2021.

Burton C. Culver Revocable Trust Agreement, dated June 29, 2018

BY: _____
Burton C. Culver
Trustee

BY: _____
Alene E. Culver
Trustee

Alene E. Culver Revocable Trust Agreement, dated June 29, 2018

BY: _____
Alene E. Culver
Trustee

BY: _____
Burton C. Culver
Trustee

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BURTON C. CULVER, TRUSTEE of BURTON C. CULVER REVOCABLE TRUST AGREEMENT, DATED JUNE 29, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: 10/2023
(SEAL)

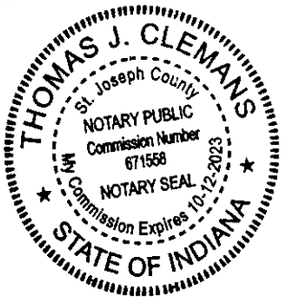


STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALENE E. CULVER, TRUSTEE of BURTON C. CULVER REVOCABLE TRUST AGREEMENT, DATED JUNE 29, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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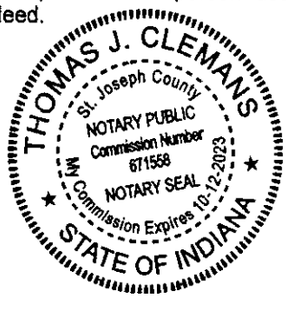


STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Elkhart

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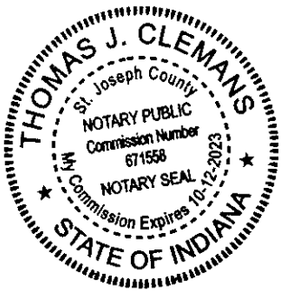


STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Elkhart

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Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: 10/2023
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RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212