WARRANTY DEED

Karen Johnson Davidson County
Batch# 689434 **DEEDWARR**
08/03/2021 12:22:40 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20210803-0104299

JM-VRES-21-555-2302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Sam A Karaman	**Churchill Mortgage Corporation**	
(NAME) **555 Church Street**	(NAME) **1749 Mallory Lane, Suite 100**	**093-06-1C-124.00-CO**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) **Brentwood, TN 37027**	
(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, **JOSEPH DEGRAW, UNMARRIED AND GAVIN DEGRAW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAM A KARAMAN, 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 No. FU-2302, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed of record in Instrument Number 20050527-0060253, aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Gavin DeGraw, unmarried and Joseph DeGraw, unmarried by Warranty deed from Jim Richie and wife, Catherine Richie of record in Instrument No. 20110503-0033861 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 03, 2011.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 8250, Page 512, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cumberland Penthouses, a Condominium of record in Instrument No. 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee.
- Restrictions, building lines and easements for Capitol Mall Redevelopment Project of record in Book 7423, Page 374, amended in Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Charter for Cumberland Penthouses, LLC of record in Instrument Number 20050110-0003751 and Corrected in Instrument No. 20050330-0034732, in the Register's Office for Davidson County, Tennessee.
- Mortgage Consent, approval and subordination of record in Instrument Number 20070117-0006710, 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: **555 Church Street, #2302, Nashville, Tennessee 37219**.

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 30th DAY OF JULY, 2021.

Joseph DeGraw by Chapel Drummond as attorney-in-fact
Joseph DeGraw
by Chapel Drummond as Attorney-in-fact

Gavin DeGraw by Chapel Drummond as attorney-in-fact
Gavin DeGraw
by Chapel Drummond as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chapel Drummond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH DEGRAW AND GAVIN DEGRAW, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH DEGRAW AND GAVIN DEGRAW.

Witness my hand and official seal, this the 30th of July, 2021.

Jordan T. Myers
Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212