WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2022.

Notary Public

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2024

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
(A Batch# 819110 **DEEDWARR**
03/10/2022 11:19:06 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220310-0027749

JM-KW-22-555-2305

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)
JDS FP Investment, LP	**NEW OWNER**	
(NAME)	(NAME)	**093-06-1C-127.00-CO**
3270 Las Palmas Street		
(ADDRESS)	(ADDRESS)	
Houston, TX 77027		
(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, **GAVIN SHANE DEGRAW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JDS FP INVESTMENT, LP, A TEXAS LIMITED PARTNERSHIP,** 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:

Real property in Davidson County, Tennessee, being Unit No. FU-2305, 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 as Instrument No. 20050527-0060253; First Amendment of record as Instrument No. 20090320-0025437 and Second Amendment of record as Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to John W. Degraw and Lynne Degraw, husband and wife by Warranty deed from Hardin-Miller Properties, LLC, A North Carolina Limited Liability Company of record in Instrument No. 20121128-0109276 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 28, 2012.

This conveyance is subject to:
- Taxes for the year 2022 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 with By-Laws appended thereto, of record in Instrument Number 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, and further amended in Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, 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.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed establishing a Horizontal Property Regime of Cumberland Penthouses, a Condominium of record in Instrument Number Instrument Number 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, in the 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 and Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, 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 Apt 2305, 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 14th DAY OF FEBRUARY, 2022.

Gavin Shane DeGraw by Sydney Klett as attorney-in-fact

Gavin Shane DeGraw
by Sydney Klett as Attorney-in-fact

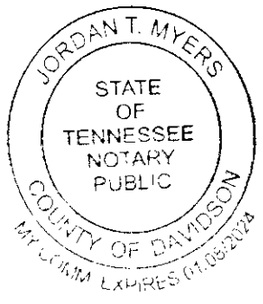
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, 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 GAVIN SHANE DEGRAW, and who acknowledged he/she/they executed the same as the free act and deed of the said GAVIN SHANE DEGRAW.

Witness my hand and official seal, this the 14th of February, 2022.

Jordan T. Myers

Notary Public
My Commission Expires: 01.05.2024
(SEAL)



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