WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/07 10:16 2 pgs
Fees:13.00 Taxes:207.20
20070125-0010153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Kienzle	**First Horizon Home loans**	
(NAME)	(NAME)	
515 Basswood Avenue Unit P-149	**1555 West Walnut Hill Lane**	**MAP 90-11-A**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Irving, TX 75038**	**PARCEL 149.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LARRY DRAKE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. KIENZLE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. P-149 of Rock Harbor Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq, as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6153, page 421, as amended in Book 6162, page 251, and Book 7369, page 206, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of Rock Harbor Condominiums, as of record shown on Exhibit "C" to the Master Deed in Book 6153, page 463 through 466, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Larry Drake by Warranty Deed from Barbara Adamson, dated November 13, 2000, recorded November 17, 2000, of record in Instrument No. 20001117-0114180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 71, said Register's Office; (c) Master Deed of record in Book 6153, page 421; Book 6162, page 251 and Book 7369, page 206, said Register's Office; and (d) Charter of record in Book 6145, page 762, said Register's Office.

The property herein conveyed is not the primary residence of grantor.

unimproved ☐
This is improved ☒ property, known as 515 Basswood Avenue Unit P-149, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 23rd day of January, 2007.

Larry Drake

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Larry Drake the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2007.

Commission expires:

Terri D. Jackson

Notary Public

