WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 13:59 2 pgs
Fees:13.00 Taxes:220.15

20080605-0057995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$59,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES 2/5/2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth C. Harris	New Owner	**9-11-A-141CO**
(NAME)	(NAME)	
515 Basswood Avenue #141		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Joseph B. Sweat, unmarried, and Phyllis J. Sweat, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth C. Harris**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. P-141 of Rock Harbor Condominium Apartments, a horizontal property regime, created under Title 66, Section 27 -101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Rock Harbor Condominiums of record in Book 6153, Page 421, and Restated Master Deed, Developer's Report, and Engineer's Letter of record in Book 6162, Page 251, and further amended in Book 7369, Page 206, Register's Office for Davidson County, Tennessee, including without lim itation the By-Laws appended thereto, of record in Book 6153, Page 448, and as amended in Book 6896, Page 661, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Rock Harbor Condominium Apartments, of record as set out on Exhibit C1 thru C4 of the Master Deed (Pages 463 thur 466) in Book 6153, Page 421, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Joseph B. Sweat, unmarried and Phyllis J. Sweat, unmarried, co -ownership by joint tenancy by deed from Joseph Karl Williams and wife, Olga P. Williams of record in Instrument No. 20031106 -0163116, dated October 31, 2003 and recorded November 6, 2003, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **515 Basswood Avenue #141, 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 our hands this **28th day of May, 2008**.

Joseph B. Sweat

Phyllis J. Sweat

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Joseph B. Sweat, unmarried and Phyllis J. Sweat, unmarried, co-ownership by joint tenancy** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May 2008.

Commission expires:

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Notary Public