39B

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20100035146 DEEDWARR
Recvd: 06/09/10 13:45 2 pgs
Fees:13.00 Taxes:673.40
20100609-0044855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 118-04-0B-125.00 CO

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Subscribed and sworn to before me this the 7 day of June, 2010.

KENNETH ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

ADDRESS NEW OWNER(S) AS FOLLOWS:

Lauren Farmer
(Name)
553 Rosedale Avenue, Unit 125
(Street Address)
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, an unmarried man, and MICHAEL B. McKEE, an unmarried man, as joint tenants with right of survivorship** (hereinafter the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **LAUREN FARMER, a single woman** (hereinafter "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification of such Unit.

Being the same property conveyed to Paul E. Cook and Michael B. McKee, as joint tenants with right of survivorship, by Warranty Deed from Craighead Development, LLC, a Tennessee general partnership, in Instrument No. 20080131-0010267, Register's Office for Davidson County, Tennessee.

BEING improved property known as 553 Rosedale Avenue, Unit 125, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 118-04-0B-125.00 CO.

2. All matters shown on Plat recorded in Book 2330, page 24, Register's Office for Davidson County, Tennessee.

3. Restrictions as contained in Instrument No. 20050413-0041317, said Register's Office.

4. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set for in Instrument No. 20070614-0071114; and Book 4634, Page 673, all in said Register's Office.

5. Master Deed establishing a Horizontal Property Regime of The Row at Berry Hill Townhomes of record in Instrument No. 20071120-0135916, said Register's Office.

6. Charter of The Row at Berry Hill Townhouse Corporation Homeowner's Association of record in Instrument No. 20071120-0135915, said Register's Office.

Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 7th day of June, 2010.

Paul E. Cook

Michael B. McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook and Michael B. McKee, grantors,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 7th day of June, 2010.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011