BILL GARRETT, Davidson County
Trans:T20110081221 DEEDWARR
Recvd: 12/22/11 13:34 3 pgs
Fees:18.00 Taxes:947.57
20111222-0100170

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Wiley Cook and Susan Ballard Cook	New Owners	Map and Parcels 129140A01700CO Unit 201
6666 Brookmont Terrace #210		129140A01800CO Unit 210
Nashville, TN 37205		14084

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John McAward and wife, Nancy McAward** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **David Wiley Cook and wife, Susan Ballard Cook** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Numbers 201 and 210, Wessex Towers Condominium Apartments, as shown on plat of record in Plat Book 5200, pages 142-143, as established under Master Deed of record in Book 5414, page 634, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John McAward and wife, Nancy McAward by Warranty deed from Trudy Elizabeth Hinson, a single person recorded on the 11th day of April, 2000 in Instrument No. 200004110036430, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plat recorded in Plat Book 5200, pages 142-143, including, but not limited to, any building setback lines and/or easements lying within the lots described above.
3. Charter of Wessex Towers Condominium Association, Inc., recorded in Book 5412, page 451, said Register's Office for Davidson County, Tennessee.
4. Master Deed establishing Wessex Towers Condominium Apartments under Master Deed of record in Book 5414, page 634, as amended by instruments of record in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 9935, page 486 and Book 10705, page 777, and any amendments thereto.

This is improved property commonly known as 6666 Brookmont Terrace, #210, Nashville, Tennessee 37205.

[STATE OF ~~TENNESSEE~~ Florida]
[COUNTY OF ~~DAVIDSON~~ Sarasota]

The actual consideration or value, whichever is greater for this transfer is $256,100.00.

Affiant

Subscribed and sworn to before me this 8 day of December, 2011.

Notary Public

My Commission Expires: 2/28/12

ALLISON M. TUZIK
Notary Public - State of Florida
My Commission Expires Feb 28, 2012
Commission # DD 763335
Bonded Through National Notary Assn.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ___ day of December, 2011.

John McAward

Nancy McAward

STATE OF Florida
COUNTY OF Sarasota

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John McAward and Nancy McAward with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ Nokomis Florida, ~~Tennessee~~, this 15th day of December, 2011.

Notary Public

My Commission Expires: 2/28/12

ALLISON M. TUZIK
Notary Public - State of Florida
My Commission Expires Feb 28, 2012
Commission # DD 763335
Bonded Through National Notary Assn.