THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13012934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$120,000.00~~. Affiant Subscribed and sworn to before me, this 15th day of February, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130014268 DEEDWARR
Recvd: 02/20/13 14:25 2 pgs
Fees:13.00 Taxes:444.00
20130220-0017053

WARRANTY DEED

Address New Owner: Ryan Matthew Wehking and Matthew R. Wehking 4505 Harding Pike #51W Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0-A 054.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don Cook and Charmaine Cook, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Matthew Wehking, a single man and Matthew R. Wehking, a married man as joint tenants with the right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 51W on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed to Don Cook and Charmaine Cook by Warranty Deed from Julie A. Dykes Sumner, married, recorded on the 8th day of February, 2010 in Instrument No. 20100208-0010000, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS TOWERS, as recorded in Plat Book 4300, Page(s) 201 and Plat Book 4460, Page 189, corrected in Book 4728, Page 756.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS TOWERS Condominium of record in Book 4710, Page 901 , as amended by instrument(s) of record in Book 4798, Page 813 and Instrument No. 20070124-0009971; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 152.

Easement for Driveway, recorded in Book 4668, Page 986.

Easement recorded in Book 4668, Page 986, Book 7462, Page 28 and Book 8143, Page 545.

This is improved property located at 4505 Harding Pike #51W, Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2013.

Don Cook

Charmaine Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Don Cook and Charmaine Cook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014 .