WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Jaylin Norman
Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2013.

Tara Jones
Notary Public

My Commission Expires September 9, 2014
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-SR-13-3101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley T. Kook	New Owner (NAME)	
3101-A Wellington Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-06-0-D-002.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GEORGE L. ABERNATHY AND KIMBERLY P. ABERNATHY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ABERNATHY LIVING TRUST DATED APRIL 23, 1998, AND ANY AMENDMENTS THERETO, A REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY T. KOOK AND ABBY KOOK, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 2 ON THE REVISED CONDOMINIUM PLAN FOR WELLINGTON PLACE, OF RECORD IN PLAT BOOK 5200, PAGE 488, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE L. ABERNATHY AND KIMBERLY P. ABERNATHY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ABERNATHY LIVING TRUST DATED APRIL 23, 1998, AND ANY AMENDMENTS THERETO, A REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM GEORGE L. ABERNATHY OF RECORD IN BOOK 11052, PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 6, 1998 RECORDED ON AUGUST 5, 1998.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 488; BOOK 5994, PAGE 119 AND RE-RECORDED IN BOOK 5999, PAGE 356; BOOK 5999, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3101-A Wellington Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20130048826 DEEDWARR
Recvd: 06/11/13 12:48 2 pgs
Fees: 13.00 Taxes: 999.00
20130611-0059318

Witness my/our hand(s) this 6th day of June, 2013.

Abernathy Living Trust

BY: George L. Abernathy, Trustee
George L. Abernathy, Trustee

BY: Kimberly P. Abernathy, Trustee
Kimberly P. Abernathy, Trustee

STATE OF Georgia
COUNTY OF Henry

On this the 4th day of June, 2013, before me personally appeared George L. Abernathy, Trustee of the Abernathy Living Trust dated April 23, 1998, and any amendments thereto, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of June, 2013.

Notary Public

My Commission Expires:

STATE OF GEORGIA
ANNA-ELIZABETH
McCLOUD
My Commission Expires
July 24, 2013
NOTARY PUBLIC

ANNA ELIZABETH McCLOUD NOTARY PUBLIC HENRY COUNTY, GA.

STATE OF Georgia
COUNTY OF Henry

On this the 4th day of June, 2013, before me personally appeared Kimberly P. Abernathy, Trustee of the Abernathy Living Trust dated April 23, 1998, and any amendments thereto, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of June, 2013.

Notary Public

My Commission Expires:

STATE OF GEORGIA
ANNA-ELIZABETH
McCLOUD
My Commission Expires
July 24, 2013
NOTARY PUBLIC

ANNA ELIZABETH McCLOUD NOTARY PUBLIC HENRY COUNTY, GA.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903