BILL GARRETT, Davidson County
Trans:T20130049484 DEEDWARR
Recvd: 06/12/13 15:44 2 pgs
Fees:13.00 Taxes:370.00
20130612-0060054

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, Newcomb, & Morgan
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Eugene R. Flathmann, Cindy Flathmann, Ronald A. Kemp and Phyllis E. Kemp

TO: Cook Family Properties, G.P.

5300 Charlotte Ave
Nashville, TN 37209

MAP & PARCEL:
142-07-0D-228.00-CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, **Eugene R. Flathmann, and wife, Cindy Flathmann, and Ronald A. Kemp and Phyllis E. Kemp**, Grantors herein; have bargained and sold and by these presents do convey unto **Cook Family Properties, G.P.**, a Tennessee General Partnership, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Unit No. 228, as shown on the map entitled the Plan of Wynbrook Condominiums, of in record Exhibit "A" to the Master Deed of record in Book 7285, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Cindy R. Flathmann and husband, Eugene R. Flathmann and Kemp Group Investments, LLC, by deed of record at Instrument No. 20010227-0018156, Register's Office of Davidson County, Tennessee. Kemp Group Investments, LLC having since quitclaimed its interest unto Ronald A. Kemp and Phyllis E. Kemp by deed of record at Instrument No. 20130612-0060053 said Register's Office.
>
> This conveyance is subject to the lien of 2013 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to easements, setback lines, and all other matters as shown on the plat of record at Book 7900, page 177 and Book 7258, page 918, Register's Office of Davidson County, Tennessee; the Master Deed of record at Book 7258, page 918, as amended at Book 7507, page 271, and at Instrument No. 20070604-0066335, Register's Office of Davidson County, Tennessee; the provisions of the Tennessee Horizontal Property Regime Act as codified at T.C.A. 66-27-101, et seq.; and to all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 6th day of June, 2013.

Eugene R. Flathmann

Cindy Flathmann

Ronald A. Kemp

Phyllis E. Kemp

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eugene R. Flathmann, and wife, Cindy Flathmann, and Ronald A. Kemp and Phyllis E. Kemp, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 6th day of June, 2013.

NOTARY PUBLIC

My commission expires: 7/15/13

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant G.P.

SWORN to and subscribed before me,

this the 6th day of June, 2013.

NOTARY PUBLIC

My commission expires: 7/15/13

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.