WARRANTY DEED

return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Alexis Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Edwin V. Cooksey Revocable Trust, dated December 21, 1989	"New Owner"	43030D11000CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
110 Harpeth Trace Drive		Trans:T20130079833 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/16/13 10:15 2 pgs
Nashville, TN 37221		Fees:13.00 Taxes:684.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130916-0097093

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Gloria B. Nusbickel, Robert C. Buck Jr., and Barbara B. Ehling 1/3 one-third undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Edwin V. Cooksey Revocable Trust, dated December 21,1989, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 110 in the Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums, as of record in Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, Page 751, Register's Office for said County, and Plan Administrative By-Laws as attached thereto, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed by Trustee's Quitclaim Deed from Gloria B. Nusbickel, Trustee of the Mary Katherine Bissinger Revocable Trust dated September 15, 2006 to Robert C. Buck, Jr., Gloria B. Nusbickel and Barbara B. Ehling, a one-third (1/3) undivided interest as recorded on the 10th day of October, 2012 in Instrument No. 20121010-0092978; Executor's Quitclaim Deed from Gloria B. Nusbickel, Executor of the Estate of Mary Katherine Bissinger to Gloria B. Nusbickel, Trustee of the Mary Katherine Bissinger Revocable Trust dated September 15, 2006 as recorded on the 10th day of October, 2012 in Instrument No. 20121010-0092977; Probate Docket #12P11 and Warranty Deed from Emma Connell Rose, a widow to Preston N. Bissinger, and wife, Mary K. Bissinger as recorded on the 19th day of July, 1993 in Deed Book 9017, Page 37, re-recorded in Deed Book 9285, Page 388, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Gloria B. Nusbickel, pursuant to a Power of Attorney, executed by the same on the 11th day of September, 2013, and being filed for record simultaneously herewith, of record in Instrument No.: 20130916009 7092, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 110 Harpeth Trace Drive, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 13th day of September, 2013.

Gloria B. Nusbickel

Gloria B. Nusbickel
By: Robert C. Buck
Robert C. Buck, Her Attorney-in-fact

Barbara B. Ehling
Barbara B. Ehling

Robert C. Buck Jr.
Robert C. Buck Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Robert C. Buck, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Gloria B. Nusbickel, acting as that person's agent and attorney-in-fact, and the said Robert C. Buck, Jr., acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Gloria B. Nusbickel for the purposes therein contained.

Witness my hand and official seal, this 13th day of September, 2013.

Notary Public

My Commission Expires: 1-27-15

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 13th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert C. Buck, Jr. and Barbara B. Ehling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY