WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092542 DEEDWARR
Recvd: 10/29/13 11:54 2 pgs
Fees:13.00 Taxes:1124.80
20131029-0112255

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Leslie Browner Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bruce Crook	CUCORP, INC	104-4-E-204CO
(NAME)	(NAME)	
1101 18th Avenue South #204	1400 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leslie Browner Rogers and James Matthew Rogers, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Bruce Crook, unmarried**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Parking Space Number 9 is included as an appurtenance to the unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of this unit.

Being the same property conveyed to Leslie Browner Rogers and James Matthew Rogers, wife and husband by deed from 1101 Eighteenth Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20100419-0029362 Register's Office for Davidson County, Tennessee dated April 14, 2010.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1101 18th Avenue South #204, Nashville, TN 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 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 24th day of October, 2013.

Leslie Browner Rogers

James Matthew Rogers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Browner Roers and James Matthew Rogers, wife and husband, the 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 and official seal at Nashville, Tennessee this 24TH DAY OF OCTOBER, 2013.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public