THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1671

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gerald Lee Cooksey, Jr. Perla Borrinaga Cooksey 720 Hardys Court Whites Creek, TN 37189	new owner	40-9-A-20.0000

BILL GARRETT, Davidson County
Trans:T20130092577 DEEDWARRSP
Recvd: 10/29/13 12:42 3 pgs
Fees:18.00 Taxes:1109.63
20131029-0112301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$299,900.00**

Amanda Horden
Affiant

Subscribed and sworn to before me, this the 25th day of October, 2013.

Dana Delworth
Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASM Partners, LLC., a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gerald Lee Cooksey, Jr., and wife, Perla Borrinaga Cooksey, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of Final Plat, Whites Creek Manor, a Planned Unit Development, as shown on plat of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plat references is hereby made for a more particular description of said property.

Being part of the same property conveyed to ASM Partners, LLC., a Tennessee limited liability company from Javad Salmi by Quit Claim Deed of record in Instrument No. 20130815-0085979, Register's Office for Davidson County, Tennessee.

This is improved property located at: **720 Hardys Court, Whites Creek, TN 37189**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **October, 2013.**

ASM Partners, LLC

By: _____
Javad Salimi, Its Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Javad Salimi** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Manager** of **ASM Partners, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that such **Javad Salimi**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Manager.**

Witness my hand and Seal at office on the **25th** day of **October, 2013.**

_____
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014 a lien not yet due and payable. The 2013 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes.

2. All matters shown on the plat of WHITES CREEK MANOR, as recorded in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060207-0015018 as amended at Instrument No. 20060726-0089887, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of by-Laws recorded in Instrument No. 20 060207-0015017, Register's Office for Davidson County, Tennessee.

5. Charter of Whites Creek Manor Homeowners' Association, Inc. recorded at Instrument No.20060207-0015016, Register's Office for Davidson County, Tennessee.

6. Easement for Gas Line, recorded in Book 2137, Page 361, Book 1333, Page 162 and Book 1318, Page 643, Register's Office for Davidson County, Tennessee.

7. Easement for Transmission Line, recorded in Book 756, Page 542 and Book 875, Page 12, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151571, Register's Office for Davidson County, Tennessee.

9. Order to Relocate a Cemetery and Graves as set forth in instrument recorded in Instrument No.20060804-0095656, Register's Office for Davidson County, Tennessee.

10. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

11. Rights or claims of parties in possession not shown by the public records.