BILL GARRETT, Davidson County
Trans:T20130096592 DEEDWARR
Recvd: 11/13/13 09:38 2 pgs
Fees:13.00 Taxes:1147.00
20131113-0117092

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100124**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Adolf Begehr Affiant Subscribed and sworn to before me, this 12th day of November, 2013. JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 6/21/16

WARRANTY DEED

Address New Owner: Adolf Begehr, Trustee and Lore Begehr, Trustee 6666 Brookmont Terrace #201 & #210 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129140A01700CO & 129140A01800CO

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 of which is hereby acknowledged, **David Wiley Cook and wife, Susan Ballard Cook** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adolf Begehr and/or Lore Begehr, Trustees of a Revocable Trust of January 7, 1992 as amended and restated August 21, 2008**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units 201 and 210, WESSEX TOWERS CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5200, Pages 142-143, and as established under Master Deed of record in Book 5414, Page 634, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Wiley Cook and wife, Susan Ballard Cook by Warranty Deed from John McAward and wife, Nancy McAward, recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100170, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008, and any future amendments thereto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Wessex Towers Condominium Association, Inc. recorded in Book 5412, Page 451.

Matters appearing on the plat recorded in Plat Book 5200, Page(s) 142-143, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

This is improved property located at 6666 Brookmont Terrace #201 & #210 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2013.

David Wiley Cook

Susan Ballard Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wiley Cook and Susan Ballard Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014