WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $31,478.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JANUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-C6095 MCDONALD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sean McDonald and Jacqueline McDonald	Same	090110A15200CO
515 Basswood Drive Unit 152	1919 Harpeth River Dr.	
Nashville, TN 37209	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARNDAL DAVIS AND WIFE WILDA DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SEAN MCDONALD AND WIFE JACQUELINE MCDONALD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 515 Basswood Drive Unit 152, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 9th day of January, 2014.

Garndal Davis

Wilda Davis by Garndal Davis, attorney-in-fact

BILL GARRETT, Davidson County
Trans: T20140002723 DEEDWARR
Recvd: 01/13/14 15:32 2 pgs
Fees: 13.00 Taxes: 116.47
20140113-0003406

STATE OF TENNESSEE
COUNTY OF Williamson

On the 9th day of January, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Garndal Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Wilda Davis for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Wilda Davis.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Garndal Davis, the bargainor(s), 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 Franklin, Tennessee, this 9th day of January, 2014.

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Units 152 ROCK HARBOR CONDOMINIUMS, as established under Master Deed of record in Book 6153, Page 421 as restated in Book 6162, Page 251 and amended in Book 7369, Page 206, 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 a portion of the same property conveyed to Garndal Davis and wife, Wilda Davis by Deed from Davis & Hays Properties, a Partnership, consisting of Garndal Davis and Garnetta D. Hays, recorded on the 20th day of April, 2000 in Instrument No. 200004200039778, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Garndal Davis and Wilda Davis pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20140113-0003403 , Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROCK HARBOR CONDOMINIUMS, as recorded in Plat Book 6153, Page(s) 71 and Plat Book 6153, Pages 463-466, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of Rock Harbor Condominium Association recorded in Book 6153, Page 448, amended in Book 6896, Page 661 and Instrument Nos. 20060712-0083758 and 20100121-0005427.

e. Charter of Rock Harbor Condominium Association recorded in Book 6145, Page 762.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROCK HARBOR CONDOMINIUMS of record in Book 6153, Page 421, restated in Book 6162, Page 251 , as amended by instrument(s) of record in Book 7369, Page 206; 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.

g. Easement for Flowage to United States of America, recorded in Book 2147, Page 42.

h. Easement for Ingress and Egress as referenced in Book 4196, Page 206.

i. Lease Agreements as set forth in instrument recorded in Book 4726, Page 568 and Book 5114, Page 37.

j. Deed of Conveyance to Metropolitan Government for Water Main recorded in Book 4664, Page 21.

k. Rights of others in and to the common elements.

l. Said Lot 132 has also been referred to in the Chain of Title as N-132 Rock Harbor Condominiums.