# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004440 DEEDWARR
Recvd: 01/21/14 12:15 2 pgs
Fees:13.00 Taxes:814.00
20140121-0005487

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2014.

Paige B. Mayerick
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy J. Quain | Magna Bank | Map 129-14-A |
| (NAME) | (NAME) | |
| 6666 Brookmont Terrace Unit 603 | P. O. Box 17157 | Parcel 64 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Memphis, TN 38187-0257 | |
| (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, I, **KEVIN D. MONTGOMERY, SUCCESSOR TRUSTEE FOR WESSEX TOWERS #603 TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. QUAIN, AN UNMARRIED MAN, AND JAMES V. GOINS, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 603 of Wessex Towers Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to R.L. Moore, Trustee for Wessex Towers #603 Trust by deed from Beatrice F. Freeman, unmarried of record in Instrument #20060307-0026329, Register's Office for Davidson County, Tennessee. Kevin D. Montgomery is the Successor Trustee of said trust pursuant to Trust Amendment dated January 14, 2014.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 142 - 143, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486 Book 10705, page 777, Instrument No. 20011127-0129399 and Instrument No. 20080624-0065008, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6666 Brookmont Terrace Unit 603, Nashville, Tennessee 37205
(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 my hand this 16th day of January, 2014.

Kevin D. Montgomery, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin D. Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee for Wessex Towers #603 Trust, and who further acknowledged that he is authorized to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public