BILL GARRETT, Davidson County
Trans:T20140013129 DEEDWARR
Recvd: 02/25/14 13:05 2 pgs
Fees:13.00 Taxes:623.54
20140225-0016115

WARRANTY DEED

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,525.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wiley Cook and Susan B. Cook	New Owner	129 - 14- 0A- 040.00
(NAME) 6666 Brookmont Terrace, #403	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS) , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **German Marroquin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Wiley Cook and Susan B. Cook, husband and wife**, 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. 403 of Wessex Towers Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, as amended In Book 5599, page 39, and further amended In Book 5792, page 982, and in Book 6478, page 742, 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 to the Plan of Wessex Towers Condominium Apartments, of record In Book 5200, page 142, as amended in Book 5210, page 271, and further amended In Book 5800, page 1, Register's Office for said County, for a more complete identification and description of said Unit.

BEING the same property conveyed to German Marroquin by Warranty Deed from Maclin D. Whiteman, Executor of the Estate of Edith D. Whiteman, Deceased dated May 31, 2006, of record in Instrument No. 20060620-0073431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 6666 Brookmont Terrace, #403, Nashville, TN 37205

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, has 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 **21st** day of **February, 2014**

German Marroquin By: Janet Mason Attorney in Fact.

German Marroquin By: Janet Mason, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Janet Mason known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of German Marroquin, and who acknowledge that he/she executed the same as the free act and deed of the said German Marroquin, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book _____, Page _____~~, said Register's Office.

↳ Inst.# 20140225-0016114

Witness my hand and official seal, this **21st** day of **February, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122