WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032691 DEEDWARR
Recvd: 05/12/14 11:37 2 pgs
Fees:13.00 Taxes:1139.60
20140512-0040390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Christopher D. Cravens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Robert L Sgg
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher David Cravens	**Same As New Owner**	**Map 104-4-E**
(NAME) **1101 18th Avenue South, Unit 608**	(NAME)	**Parcel 608.00 CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) ,	
(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, WE, **JENNIFER COOKE, UNMARRIED STEPHANIE BLOOM, UNMARRIED AND CHERYL BENNETT, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER DAVID CRAVENS AND WIFE, XIU CHEN CRAVENS,** 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 Unit 608, 1101 Eighteenth Avenue, South, as shown in Master Deed of record as Instrument No. 20060807-0096688, rerecorded as Instrument No. 20060817-0101760, amended as Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee to which reference is hereby made to Plat which is attached as Exhibit "E" to said Master Deed. Together with Parking Space Number 49 which is being assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Being the same property Jennifer Cooke, a single woman, Cheryl Bennett, a single woman, and Stephanie Bloom, a single woman, by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee limited liability company, field for record December 31, 2007 as Instrument No. 20071231-0148906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office; (c) Master Deed of record as Instrument No. 20060807-0096688, rerecorded as Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837.

unimproved ☐
This is improved ☒ property, known as **1101 18th Avenue South, Unit 608, Nashville, TN 37212**
(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 our hands this 9th day of May, 2014.

Cheryl Bennett by Jennifer Cooke Attorney in Fact

Cheryl Bennett

J. K. Cooke

Jennifer Cooke

Stephanie Bloom by J. K. Cooke Attorney in Fact

Stephanie Bloom

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Jennifer Cooke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Robert L Scruggs

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th **day of May, 2014**, before me personally appeared, **Jennifer Cooke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stephanie Bloom and Cheryl Bennett.** and acknowledged that she executed the same as the free act and deed on behalf of **Stephanie Bloom and Cheryl Bennett.**

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Robert L Scruggs

Notary Public