WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051976 DEEDWARR
Recvd: 07/18/14 11:52 2 pgs
Fees:13.00 Taxes:1187.70

20140718-0063956

Y-CBB-14-1419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2014.

KIM WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy L. Zook and Darlene B. Zook	Movement Mortgage, LLC	
(NAME)	(NAME)	**082-09-0T-011.00-CO**
1419 4th Avenue North	P.O. Box 10610	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAUREN K. SULLIVAN-LARKE MIDDLEBROOKS AND DACARI MIDDLEBROOKS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY L. ZOOK AND DARLENE B. ZOOK, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of Germantown Station Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Germantown Station Condominium of record in Instrument Number 20100804-0061209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Lauren K. Sullivan-Larke, unmarried and Dacari Middlebrooks, unmarried, as tenants in common with rights of survivorship by deed from Germantown Station Homes, LLC, a Tennessee limited partnership of record in Instrument No. 20110609-0044050 Register's Office for Davidson County, Tennessee, dated June 06, 2011 and recorded on June 09, 2011. Lauren K. Sullivan-Larke and Dacari Middlebrooks having since married. Lauren K. Sullivan-Larke is now known as Lauren K. Sullivan-Larke Middlebrooks.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on the Plan attached as Revised Exhibit B , Amendment No. 1to the Declaration of Germantown Station Condominiums of record in Instrument No. 20111020-0081623, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Germantown Station Condominium of record in Instrument Number 20100804-0061209, amended in Instrument No. 20111020-0081623, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20101119-0092835, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Water Quality of record in Instrument Number 20070919-0111969, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070919-0112010 and Instrument No. 20100621-0047868, in the Register's Office for DavidsonCounty, Tennessee.
- Condition set out in Quitclaim Deed of record in Instrument Number 20100722-0057467 and Instrument No. 20100722-0057468, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20110609-0044050 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1419 4th Avenue North, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 10th DAY OF JULY, 2014.

Lauren K. Sullivan-Larke Middlebrooks by John Gleaves, attorney-in-fact

Lauren K. Sullivan-Larke Middlebrooks by John Gleaves, attorney-in-fact

Dacari Middlebrooks by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN K. SULLIVAN-LARKE MIDDLEBROOKS AND DACARI MIDDLEBROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN K. SULLIVAN-LARKE MIDDLEBROOKS AND DACARI MIDDLEBROOKS.

Witness my hand and official seal, this the 10th of July, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-18

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212