| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JULY, 2014.<br>Notary Public<br>MY COMMISSION EXPIRES: MAY 5, 2015<br>(AFFIX SEAL) |
|---|---|

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **DIONDRIA SPARKS** | **SAME** | **090-11-0A-011.00-CO** |
| (NAME)<br>**515 BASSWOOD DRIVE, UNIT A-11** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FAYE BIGGS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIONDRIA SPARKS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Unit No. A-11, together with the appurtenant interest in the common elements of Rock Harbor Condominium, a horizontal property regime established by Master Deed, of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758, and in Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-1" to the aforementioned Master Deed.

Being the same property conveyed to Faye Biggs by deed from Garndal Davis and wife, Wilda Davis and Jack G. Hays and wife, Garnetta Hays, of record in Book 8767, page 252, dated October 22, 1992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For Rock Harbor Condominium Association of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758, and in Instrument No. 20100121-0005427, said Register's Office; Flowage Easement to the United States of America of record in Book 2147, Page 42, said Register's Office; Ingress and Egress Easement of record in Book 4196, Page 206, said Register's Office; Monthly assessments as set forth in the Master Deed For Rock Harbor Condominium Association of record in Book 6153, Page 421, said Register's Office; Easements as set forth in the Master Deed For Rock Harbor Condominium Association of record in Book 6153, Page 421, said Register's Office; Fines as set forth in the Second Amendment to Master Deed and Restated Master Deed, Developer's Report and Engineer's Letter for Rock Harbor Condominium Association of record in Book 7369, page 206, said Register's Office; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **515 BASSWOOD DRIVE, UNIT A-11, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140052576 DEEDWARR
Recvd: 07/21/14 15:46 2 pgs
Fees:13.00 Taxes:264.55
20140721-0064708

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 17th day of July, 2014.

Faye Biggs

**FAYE BIGGS**

**STATE OF MISSISSIPPI**
**COUNTY OF** Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Faye Biggs**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of July, 2014.

My commission expires: Aug. 12, 2015

Jan L Yarborough

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 56943 JAN L. YARBOROUGH Commission Expires Aug. 12, 2015 JACKSON COUNTY