THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081627** BILL GARRETT, Davidson County Trans:T20140063613 DEEDWARR Recvd: 08/27/14 14:14 2 pgs Fees:13.00 Taxes:1128.50 20140827-0078293	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2014. Notary Public My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Larry Mechem and Nancy Mechem 6666 Brookmont Terrace Unit 403 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129140A000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Wiley Cook and Susan B. Cook, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Mechem and Nancy Mechem, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 by Warranty Deed from German Marroquin to David Wiley Cook and Susan B. Cook, husband and wife as recorded on the 25th day of February, 2014 in Instrument No. 20140225-0016115 and Warranty Deed from Maclin D. Whiteman, Executor of the Estate of Edith D. Whiteman, deceased to German Marroquin as recorded on the 20th day of June, 2006 in Instrument No. 20060620-0073431, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008 and Appointment of Successor Trustee recorded Book 7473, Page 977 and Instrument No. 20120516-0042527, and any future amendments thereto; also subject to easements, rights and interests 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 building thereon.

Charter of Wessex Towers Condominium Association, Inc. recorded in Book 5412, Page 451.

Matters appearing on the plat recorded in Plat Book 5200, Page(s) 142-143, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

Terms and Conditions contained in the Lease from Chasetel Real Estate Holding Company, Inc. to Wessex Towers Homeowners Association recorded at Instrument No. 20000525-0052237.

This is improved property located at 6666 Brookmont Terrace Unit 403 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2014.

David Wiley Cook

Susan B. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wiley Cook and Susan B. Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014