Box 10-B

BILL GARRETT, Davidson County
Trans:T20140085294 DEEDWARR
Recvd: 11/12/14 13:15 2 pgs
Fees:13.00 Taxes:296.00
20141112-0104321

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Diondria Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF NOVEMBER, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

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
RUTH S. BAKER	SAME	**090-11-0A-011.00 CO**
(NAME) **6813 FLEETWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(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, **WE, DIONDRIA SPARKS AND HUSBAND, ERNEST W. LIPFORD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH S. BAKER,** 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 Diondria Sparks by deed from Faye Biggs, unmarried, of record in Instrument No. 20140721-0064708, dated July 17, 2014, 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)

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 10th day of November, 2014.

DIONDRIA SPARKS

ERNEST W. LIPFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diondria Sparks and Ernest W. Lipford**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of November, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public