THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20140091332 DEEDWARR
Recvd: 12/05/14 14:35 4 pgs
Fees:23.00 Taxes:740.00
20141205-0111822

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

**AFFIANT**

Subscribed and sworn to before me this 4 day of December, 2014.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires July 6, 2015

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| James A. Crossman<br>4420 Herbert Place<br>Nashville, TN 37215 | Owner | 090-11-0A-037-CO Tract I<br>090-11-0A-062-CO Tract II<br>090-11-0A-072-CO Tract III<br>090-11-0A-1457-CO Tract IV |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **WALKER CASEY REED (a/k/a/ W. Casey Reed), married** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES A. CROSSMAN, unmarried** (herein referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract I

Being Unit No. 37, 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 W. Casey Reed, by deed from Wm. G. Wilkinson, Trustee, of record in Instrument No. 20060302-0024368, dated February 24, 2006, said Register's Office. Being further conveyed

to Walker Casey Reed, by Quitclaim Deed from Stephanie Marie Mouton Reed, of record in Instrument No. 20111109-0087760, dated November 8, 2011, said Register's Office.

Tract II

Being Unit No. 62, 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 W. Casey Reed, by deed from Evelyn Y. Hite, married, of record in Instrument No. 20060502-0050361, dated May 1, 2006, said Register's Office. Being further conveyed to Walker Casey Reed, by Quitclaim Deed from Stephanie Marie Mouton Reed, of record in Instrument No. 20111109-0087761, dated November 8, 2011, said Register's Office.

Tract III

Being Unit No. 72, 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 W. Casey Reed, by deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20121126-0108221, dated November 16, 2012, said Register's Office.

Tract IV

Being Unit No. 145, 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 W. Casey Reed, a married man, by deed from Glenda Myers, unmarried, of record in Instrument No. 20040630-0077782, dated June 28, 2004, said Register's Office. Being further conveyed to Walker Casey Reed, by Quitclaim Deed from Stephanie Marie Mouton Reed, of record in Instrument No. 20111109-0087772, dated November 8, 2011, said Register's Office.

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and any special taxes and assessments for 2015 and subsequent years for Tract I, Tract II, Tract III and Tract IV;

2. 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 including By-Laws 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.

3. Flowage Easement to the United States of America of record in Book 2147, Page 42, said Register's Office.

4. Ingress and Egress Easement of record in Book 4196, Page 206, said Register's Office.

5. 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.

6. Easements as set forth in the Master Deed For Rock Harbor Condominium Association of record in Book 6153, Page 421, said Register's Office.

7. 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.

8. Unrecorded lease extension agreement with Kirkwood Bullis and Lauren Bullis dated September 16, 2014 for a term beginning October 1, 2014 and ending March 31, 2015 for Unit 37 (Tract I).

9. Unrecorded month to month lease pursuant to lease agreement with Bobbie Tanner for a term beginning February 23, 2002 and ending February 28, 2003 for Unit 62 (Tract II).

10. Unrecorded month to month lease pursuant to lease agreement with Shannon Holland, Nicole Czgjkowski and Kaliyah Holland dated March 28, 2013 for a term beginning April 1, 2013 and ending March 31, 2014 for Unit 72 (Tract III).

11. Unrecorded month to month lease pursuant to lease agreement with Brian Hardin dated December 21, 2004 for a term beginning December 23, 2004 and ending December 31, 2005 for Unit 145 (Tract IV).

12. Rights and claims of tenants in possession under existing leases.

ALL four tracts being improved properties, known as 515 Basswood Drive, Condominium Unit No. 37, Nashville, Tennessee 37209 (Tract I); 515 Basswood Drive, Condominium Unit No. 62, Nashville, Tennessee 37209 (Tract II); 515 Basswood Drive, Condominium Unit No. 72, Nashville, Tennessee 37209 (Tract III); and 515 Basswood Drive, Condominium Unit No. 145, Nashville, Tennessee 37209 (Tract IV).

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and/or assigns, against the lawful claims of all persons whomsoever.

**Walker Casey Reed** and **W. Casey Reed** are one and the same person. Each of these four (4) properties are investment properties and have never been used as the principal residence of the Grantor or the Grantor's spouse.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 4 day of December, 2014.

Walker Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of December, 2014.

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2015

Notary Public

My Commission Expires: 7/6/2015