Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150000778 DEEDWARR
Recvd: 01/05/15 15:20 2 pgs
Fees:13.00 Taxes:545.75
20150105-0000960

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $147,500.

Affiant

LEE E CLANTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me, this 29th day of December, 2014.

Notary Public
My Commission Expires: 1/9/2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant Craig 433 Summit Ridge Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131050B43300CO

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, **William Craig Mockmore and Elizabeth S. Mockmore, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Craig**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 433, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. part of Tract I on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed by Warranty Deed from Robert S. Valet, and wife, Amy S. Valet to Donald K. Smothers, and wife, Julie B. Smothers and Elizabeth J. Smothers, tenants in common with right of survivorship as recorded on the 12th day of November, 2008 in Instrument No. 20081112-0111687 and Quitclaim Deed from Donald K. Smothers, and Julie B. Smothers and Elizabeth J. Smothers to William Craig Mockmore and Elizabeth S. Mockmore as recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002955, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122; 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 as filed of record in Book 6855, Page 917 and Book 8176, Page 697.

Easement agreements as filed of record in Book 6869, Page 157, Book 6869, Page 162, Book 6869, Page 162 and re-recorded in Book 6870, Page 966, Book 7776, Page 899, and Instrument No. 20010912-0099679.

Grant of Easement as set forth in instrument recorded in Instrument No. 20120521-0043888.

This is improved property located at **433 Summit Ridge Place Nashville TN 37215**

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 29th day December, 2014.

William Craig Mockmore

William Craig Mockmore

Elizabeth S. Mockmore

Elizabeth S. Mockmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Craig Mockmore and Elizabeth S. Mockmore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2014.

Kate Rosenthal

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018