This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/05/15 13:47 3 pgs
Fees:18.00 Taxes:407.00
20150505-0040923

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Price 1143 Nashboro Blvd. Nashville, TN 37217	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	135120-D-14300 CO

THIS INDENTURE, made this 29th day of April, 2015 between

Clint T. Cook, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Joshua Price , a single person

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being certain condominium apartment is Davidson County, Tennessee, being Unit No. 143 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Condition and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208; Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed to Clint T. Cook by Special Warranty Deed dated 2/10/14 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140224-0015279, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1143 Nashboro Blvd., Nashville, TN 37217.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Clint T. Cook

Clint T. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clint T. Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $110,000.00.

Clint T. Cook
Affiant

Sworn to and subscribed before me, this 29th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

