BILL GARRETT, Davidson County
Trans:T20150061848 DEEDWARR
Recvd: 07/28/15 13:38 2 pgs
Fees:13.00 Taxes:488.40
20150728-0074244

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Larry and Nancy Mechem	Same	Map 129-14-A
6666 Brookmont Terrace, #403		Parcel 41.00 CO
Nashville, TN 37205		FB 08DZ 77984

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, CFR PARTNERS, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto LARRY and NANCY MECHEM, husband and wife, ("Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

> Land in Davidson County, Tennessee, being Unit 401 on the Plan of Wessex Towers Condominium apartment of record in Plat Book 5200, page 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, said Register's Office.
>
> Being the same property conveyed to CFR Partners by Deed from Melissa A. Dalgarn and Melinda K. Dalgarn, both unmarried, of record in Instrument No. 20021009-0123239, Register's Office of Davidson County, Tennessee and recorded on October 9, 1992.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $132,000.00.

Subscribed and sworn to before me this the 28 day of July, 2015.

Larry Mechem
Affiant

Lisa C Woodruff
Notary Public

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2018

My Commission Expires: _____

This is improved property, known as 6666 Brookmont Terrace, #401, Nashville, Davidson County, Tennessee.

This conveyance is made subject to (1) Restrictions of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, Book 10705, page 777; (2) First Amendment to By-Laws of record in Instrument No. 20011127-0129399; (3) Charter of record in Book 5412, page 451; and (4) all matters appearing on the Plan of record in Plat Book 5200, pages 142 and 143 said Register's Office; in addition to any and all existing easements, restrictions and other matters of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantor covenants that Grantor 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, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 28 day of July, 2015.

CFR PARTNERS, a Tennessee General Partnership

By: _____

Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named FRANKY MIZE, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is a partner of CFR Partners, a Tennessee General Partnership, the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said CFR Partners.

Witness my hand and seal, at office, this the 29 day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2018