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

BILL GARRETT, Davidson County
Trans:T20150075540 DEEDWARR
Recvd: 09/04/15 08:47 3 pgs
Fees:18.00 Taxes:259.00
20150904-0090194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $70,000.

James A. Crossman
AFFIANT

Subscribed and sworn to before me this 3 day of September, 2015.

Notary Public
My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Crossman 4420 Herbert Place Nashville, TN 37215	Owner	090-11-0A-022.00-CO

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, I,

JEREMY E. KELTON, unmarried

(herein referred to as "Grantor"), have 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, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Unit No. B-22, 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 **JEREMY E. KELTON,** by deed from **JAMES LEWIS**, of record in Instrument No, 20061130-0147799, dated November 10, 2006, said Register's Office.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, and the following exceptions:

1. 2015 property taxes, which have been prorated and assumed by Grantee.

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 and 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.

BEING improved property, known as 515 Basswood Drive, Unit B-22, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel 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, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of September, 2015.

JEREMY E. KELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeremy E. Kelton,** 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of September, 2015.

Notary Public

My Commission Expires: 7/8/2019

DAVID CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY