BILL GARRETT, Davidson County
Trans:T20150078369 DEEDWARR
Recvd: 09/15/15 13:39 4 pgs
Fees:23.00 Taxes:1272.80
20150915-0093579

BOX 44 **THIS INSTRUMENT PREPARED BY:** GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $344,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2015. Notary Public My Commission Expires: 1/9/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Frank Cobb and Alice Cobb 9103 Alta Drive, Unit #201 Las Vegas, NV 89145	SAME	103160B08200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS M. KEESEE, JR. AND WIFE, ANNE H. KEESEE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRANK COBB AND WIFE, ALICE COBB**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 711 as shown on the Plat of Windsor Tower, a condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas M. Keesee, Jr., and wife, Anne H. Keesee, by deed dated March 9, 2007, from Theodore D. Gammans, Trustee of the Theodore D. Gammans Revocable Trust, of record in Instrument No. 20073014-0031222, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Windsor Tower Condominiums, of record in Book5313, page 338 and Book 8666, page 789, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage to Metropolitan Government of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.

5. Easement for cable television of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 4215 Harding Pike, #711, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of September, 2015.

Thomas M. Keesee, Jr.

Anne H. Keesee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS M. KEESEE, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2015.

Notary Public

My Commission Expires: _____

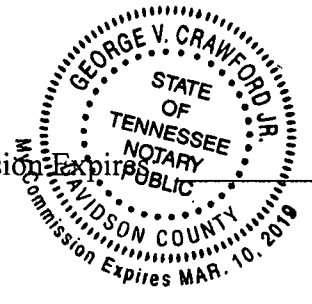
GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

618477.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE H. KEESEE**, the within named bargainor, 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 15th day of September, 2015.



Notary Public

My Commission Expires: _____

618477.1/200736