BILL GARRETT, Davidson County
Trans:T20150090816 DEEDWARR
Recvd: 10/26/15 10:52 2 pgs
Fees:13.00 Taxes:4680.50
20151026-0108458

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00

Affiant

Subscribed and sworn to before me as of the 23rd day of October, 2015

Notary Public

My Commission Expires: 03-07-17

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenneth L. Cooke & Sabrina T. Cooke 2029A Castleman Drive Nashville, TN 37215	SAME	131-06-0M-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DRG Properties, LLC, a Tennessee limited liability company** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Kenneth L. Cooke and wife, Sabrina T. Cooke** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140610-0050513, Register's Office for Davidson County, Tennessee, as amended by that First Amendment of record at Instrument No. 20150909-0091635, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 2029 Castleman Cottages, as shown on Exhibit "B" of the Declaration of Covenants of record in Instrument No. 20140610-0050513, as amended, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to DRG Properties, LLC a Tennessee Liability Company by Warranty Deed from Ronald K. Gilmer, married of record in Instrument No. 20140707-0059293 Register's Office for Davidson County, Tennessee dated July 3, 2014 and recorded on July 7, 2014

Being also known as 2029A Castleman Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" 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, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 843, Page 66, Register's Office ofr Davidson County, Tennessee

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Np. 20140610-0050513, and amended in Instrument No. 20150909-0091635, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Charter for 2029 Castleman Cottages HOA, Inc, of record in Instrument No. 20150526-0048368, in the Register's Office for Davidson County, Tennessee.

4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

5. Subject to rights of other in and to the common areas and/or elements.

Grantor further covenants and binds themselves, its successors and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the ____ day of October, 2015

DRG Properties, LLC, a Tennessee limited liability company

BY:_____
Ronald Gilmer, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ronald Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of DRG Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sole Member.

Witness my hand and official seal in Nashville, Tennessee this 23rd day of October, 2015

_____
Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN