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

BILL GARRETT, Davidson County
Trans:T20150103250 DEEDWARR
Recvd: 12/07/15 12:20 4 pgs
Fees:23.00 Taxes:839.90
20151207-0123038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $227,000.00

AFFIANT

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

Notary Public

My Commission Expires:
7/5/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Jo Fristoe 1900 Richard Jones Rd, V-6 Nashville, TN 37215	Owner	090-11-0A-037-CO Tract I 090-11-0A-062-CO Tract II 090-11-0A-072-CO Tract III 090-11-0A-145-CO Tract IV 090-11-0A-022-CO Tract V

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, the undersigned, **JAMES A. CROSSMAN, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **MARTHA JO FRISTOE, unmarried** (herein referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract I

Being Unit No. 37, 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.

Tract II

Being Unit No. 62, 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.

Tract III

Being Unit No. 72, 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.

Tract IV

Being Unit No. 145, 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.

Tract I - IV:
Being the same properties conveyed to JAMES A. CROSSMAN, unmarried, by deed from WALKER CASEY REED (A/K/A W. CASEY REED), married, of record in Instrument No. 20141205-0111822, dated December 4, 2014, said Register's Office.

Tract V

Being Unit No. 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 JAMES A. CROSSMAN, unmarried, by deed from JEREMY E. KELTON, unmarried, of record in Instrument No. 20150904-0090194, dated September 3, 2015, said Register's Office.

THIS conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and any special taxes and assessments for 2016 and subsequent years for Tract I, Tract II, Tract III, Tract IV and Tract V;

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 including 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.

8. Unrecorded lease agreement with Mohammed Azamtarrahian and Isaiah McKee, dated March 24, 2015, for a term beginning April 1, 2015 and ending March 31, 2016 for Unit 37 (Tract I).

9. Unrecorded lease agreement with Bobbie Tanner, dated December 22, 2014, for a term beginning February 1, 2015 and ending January 31, 2016 for Unit 62 (Tract II).

10. Unrecorded lease agreement with Dale F. Choisser and Vicki S. Choisser, dated November 1, 2015, for a term beginning November 1, 2015 and ending October 31, 2016 for Unit 72 (Tract III).

11. Unrecorded lease agreement with Brian Hardin, dated December 22, 2014, for a term beginning February 1, 2015 and ending January 31, 2016 for Unit 145 (Tract IV).

12. Unrecorded lease agreement with Melvin and Arnesha McCullough, dated October 15, 2015, for a term beginning October 15, 2015 and ending October 31, 2016 for Unit 22 (Tract V).

13. Rights and claims of tenants in possession under existing leases.

ALL five tracts being improved properties, known as 515 Basswood Drive, Condominium Unit No. 37, Nashville, Tennessee 37209 (Tract I); 515 Basswood Drive, Condominium Unit No. 62, Nashville, Tennessee 37209 (Tract II); 515 Basswood Drive, Condominium Unit No. 72, Nashville, Tennessee 37209 (Tract III); 515 Basswood Drive, Condominium Unit No. 145, Nashville, Tennessee 37209 (Tract IV); and 515 Basswood Drive, Condominium Unit No. 22, Nashville, Tennessee 37209 (Tract V).

TO HAVE AND TO HOLD the said tracts or parcels 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, GRANTEE'S 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 December, 2015.

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **James A. Crossman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/5/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY