Davidson County DEEDWARR
Recvd: 05/10/16 15:58 3 pgs
Fees:18.00 Taxes:1405.63
20160510-0046561

THIS INSTRUMENT PREPARED BY:
Christopher B. Fowler
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is
$ 379,900.00

Kellie Holloway
AFFIANT

Subscribed and sworn to before me, this 9th day of May, 2016.

Sondra Reece
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/3/2020

WARRANTY DEED

Address of New Owners:
Joel David Cook and Sandra L. Cook
3310 North Bay Hill Drive
Center Valley, PA 18034

Send Tax Bills To:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

Map & Parcel:
104 02 3C 302.00

FOR AND IN CONSIDERATION of the sum on Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged. Brian K. Price, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Joel David Cook and Sandra L. Cook, Husband and Wife, (The "Grantees"), its successors and/or assigns certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the Plan of D5 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for D5 Lofts Condominiums, of record in Instrument No. 20060816-0101153, as amended in Instrument No. 200660925-0118694, Instrument No. 20061005-123893, Instrument No. 20061220-0156940 and further amended in Instrument No. 20070626-0076341, Register's Office for Davidson County, Tennessee, 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 Master Deed. Reference is hereby made to the plan of D5 Lofts Condominiums, for placement of Units, as set out on Revised Exhibit "B" to the Third Amendment to the Master Deed of record under Instrument No. 20061220-0156940, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brian K. Price and David A. Price by deed from Touchstone Builders, Inc., dated March 3, 2008, of record in Instrument No. 20080306-0022748, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian K. Price by Quitclaim Deed from David A. Price, Dated January 14, 2010, recorded January 15, 2010, of record in Instrument No. 20100115-0003773, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3204 Long Blvd Unit 302 Nashville, TN 37205. 3204 Long Boulevard, Unit 302 is conveyed with the reserved parking space #1 within the designated parking spots for D5 Lofts, in the lot located at 3204 Long Blvd. Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the property to the said Grantee, its successors and/or against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of May, 2016.

Brian K. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and aforesaid, personally appeared Brian K. Price with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 2016.

Notary Public

My Commission Expires: _____

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY