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:T20160046525 DEEDWARR
Recvd: 06/02/16 12:25 3 pgs
Fees:18.00 Taxes:347.80
20160602-0055637

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $94,000.

Stephanie Adelle Bogue
AFFIANT

Subscribed and sworn to before me this 1st day of June, 2016.

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

Stephanie Adelle Bogue
4253 Pate Road
Franklin, TN 37064

Owner

090-11-0A-025.00-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,

IRIS C. VAN SCIVER, unmarried

(herein referred to as "Grantor"), have bargained and sold, and by these presents does hereby transfer and convey unto

STEPHANIE ADELLE BOGUE, married

(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-25, 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 **IRIS C. VAN SCIVER,** by deed from **EMIR SASIC AND WIFE, RAZIJA SASIC,** of record in Instrument No. 20070510-0056290, dated April 10, 2007, Register's Office for Davidson County, Tennessee.

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

1. General or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantee) and subsequent years.

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.

BEING improved property, known as 515 Basswood Drive, Unit B-25, 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 herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26th day of May, 2016.

Iris C. Van Sciver

IRIS C. VAN SCIVER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On May 26, 2016 before me LEO WILLIAMS, NOTARY PUBLIC personally appeared **Iris C. Van Sciver**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the with instrument and acknowledged to me that she executed the same in her authorized capacity for the purpose therein contained, and that by her signature on the instrument, she executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LEO WILLIAMS
Commission # 1980067
Notary Public - California
Los Angeles County
My Comm. Expires May 28, 2016

Notary Public

My Commission Expires: MAY 28, 2016