Davidson County DEEDWARR
Recvd: 05/31/17 10:50 3 pgs
Fees:18.00 Taxes:351.50
20170531-0053903

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public

My commission expires: 4/18/21

(Notary Stamp)

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kay McKinney Cook and David Joseph Cook	New Owner	090-11-0A-133.00-CO
515 Basswood Ave # 133		
Nashville, TN 37209		

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 considerations, the receipt of which is hereby acknowledged, I,

Wesley P. Turner, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kay McKinney Cook and David Joseph Cook, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. N-133, as shown on the Plan of Rock Harbor Condominiums, as Exhibit C-1 to the Master Deed of record in Book 6153, Pages 463 through 466, inclusive, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, as amended in Book 6162, Page 251, and Book 7369, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete description.

A certain condominium located in Davidson County, Tennessee, being Unit No. N-133 of Rock Harbor Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Rock Harbor Condominiums of record in Book 6153, Pages 421, inclusive, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, as amended in Book 6162, Page 251, and Book 7369, Page 206, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit C-1 to said Master Deed.

Being the same property conveyed to Wesley P. Turner, unmarried by Warranty deed from James Murray, unmarried of record in Instrument No. 20130520-0050864 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 20, 2013. Michelle W. Turner, spouse of Wesley P. Turner, hereby joins in this conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise.

This is x improved ☐ unimproved property known as **515 Basswood Ave # 133, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of May, 2017.

Wesley P. Turner

Michelle W. Turner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wesley P. Turner and Michelle W. Turner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of May, 2017.

Notary Public
My Commission Expires: 4/6/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 2173647

True Copy Certification

I, Mitchell A. Watts, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019