Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Daniel Gordon
515 Basswood Ave. Unit 21
Nashville, TN 37209
SEND TAX BILLS TO:
New Owner

Bill Garrett Davidson County
Batch# 52508 DEEDWARR
01/29/2018 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20180129-0008777

WARRANTY DEED

(Map 090-11-0A, Parcel 021.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **NEW LIFE REAL ESTATE, LLC,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DANIEL GORDON and wife, KIMBERLY GORDON**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Unit No. B-21 as shown on the Plan of Rock Harbor Condominiums of record in Book 6153, which plan appears at pages 463-466 thereof, recorded in the Register's Office for Davidson County, Tennessee, together with an undivided interest in and to the common areas appurtenant thereto as more specifically described In the Master Deed and By-Laws establishing the Horizontal Property Regime of Rock Harbor Condominium Association of record in Book 6153, Pages 421-471, Register's Office for Davidson County, Tennessee, which Master Deed was restated and included Developer's Report and Engineer's Letter recorded in Book 6162, Pages 251-270, said Register's Office. Second Amendment to Master Deed and Restated Master Deed, Developer's Report and Engineer's Report and Letter are of record in Book 7369, Pages 206-207, said Register's Office.

BEING the same property conveyed to New Life Real Estate, LLC, by Warranty Deed from Anna Maria Elizabeth Caiazza, devisee under the Last Will and Testament of John Thomas Harvey, Jr. deceased, dated July 31, 2017, of record in Instrument No. 20170802-0078694, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.; Subject to the Terms, Conditions and Obligations set forth in the Master Deed and By-Laws for Rock Harbor Condominium Association of Record in Book 6153, pages 421-471, said Register's Office, which Master was restated and included Developer's Report and Engineer's Letter as recorded in Book 6162, pages 251-270, said Register's Office. Said Deed was further amended and restated by Second Amendment thereto with Developer's Report and Engineer's Letter recorded in Book 7369, pages 206-027; to Developer's Report and Engineer's Letter as recorded in Book 6162, pages 251-270, said Register's Office. Said Deed was further amended and restated by Second Amendment thereto with Developer's Report and Engineer's Letter recorded in book 7369, pages 206-027; to By-Laws of Rock Harbor Condominium Association, which appear as Exhibit B, pages 448-471, in said Master Deed, which By-Laws were amended in Book 6896, pages 661-662 and further amended by Instrument of Record as 20060712-0083758, and further amended by Instrument of Record as 20100121-0005427; and Subject to

easements of record and/or easements that would be made visible by an inspection of the premises; to Plan of record of Rock Harbor Apartments of record in Book 4460, page 71; to Lease Agreement between Home Coin Laundries and Rock Harbor Apartments of record in Book 5114, page 37; to Flowage easement to the United States of America of the operation of the Cheatham Lock and Dam Project on the Cumberland River, Tennessee of record in Book 2147, page 42; to Easement for Right-of-Way of record in Book 4196, page 206; and Subject to any conditions of the Estate of John Thomas Harvey, Jr., Tenn. Care, Estate Tax, etc. Docket No. 16P2154, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 515 Basswood Ave. Unit 21, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 25th day of January, 2018.

NEW LIFE REAL ESTATE, LLC

BY: _____

NICHOLAS HOWELL,
CHIEF EXECUTIVE MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Howell, 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 Chief Executive Manager of New Life Real Estate, LLC, the within named bargainor, a limited liability company, and that he as such Chief Executive Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Executive Manager.

Witness my hand and official seal, this ~~the 25th~~ day of January, 2018.

_____
Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of January, 2018.

Notary Public

My commission expires: May 15th, 2021

File No. 20171116

