34394

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Bill Garrett Davidson County
Batch# 129229 DEEDWARR
08/15/2018 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20180815-0080876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $165,000.00.

Stephanie Adelle Bogue
AFFIANT

Subscribed and sworn to before me this 14th day of August 2018.

D P Cook
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
Michele K. Barone 515 Basswood Ave. Unit B-25 Nashville, Tennessee 37209	New 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,

STEPHANIE ADELLE BOGUE, married

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

MICHELE K. BARONE, a single woman

(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-3" to the aforementioned Master Deed.

Being the same property conveyed to STEPHANIE ADELLE BOGUE, married, by deed from IRIS C. VAN SCIVER, unmarried, dated May 26, 2016, of record in Instrument No. 20160602-0055637, as corrected by Scrivener's Affidavit dated August 2, 2018, of record in Instrument No. 20180802-0075938, Register's Office for Davidson County, Tennessee.

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

1. Davidson County general or special taxes and assessments required to be paid in the year 2018 (which have been prorated and assumed by the 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; and

4. Ingress and Egress Easement of record in Book 4196, Page 206, said Register's Office.

BEING improved property, known as 515 Basswood Ave., 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 assigns, to warrant and forever defend the title to said land to the said GRANTEE, her 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.

JASON S. BOGUE, husband of STEPHANIE ADELLE BOGUE, joins in the execution of this deed for the purpose of waiving and conveying any marital rights he may have in the property interest hereby conveyed.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 14th day of August 2018.

STEPHANIE ADELLE BOGUE

JASON S. BOGUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, STEPHANIE ADELLE BOGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office, this 14th day of August 2018.

NOTARY PUBLIC

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, JASON S. BOGUE, 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 purpose therein contained.

WITNESS my hand and official seal at office, this 14th day of August 2018.

NOTARY PUBLIC

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

