Karen Johnson Davidson County
Batch# 428114 DEEDWARR
06/29/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20200629-0070161

ADDRESS NEW OWNER: Laura Elaine Cook
5809 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILL TO: MIG
8320 East Walker Springs Lane
Knoxville, TN 37923

MAP-PARCEL NOS. 160140B10500CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Kara Beaty Gaw, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Laura E. Cook, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5809 in Brentwood Trace Condominiums, a Horizontal Property, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plan of the 2nd Revision of Brentwood Trace Condominiums, recorded in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5524, Page 415, and amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said unit.

Being the same property conveyed to Kara Beaty also known as Kara Katherine Beaty, unmarried, from Michael A. Morgan and Brooke Rainey Morgan, husband and wife, by Warranty Deed recorded on July 27, 2015, in Instrument No. 20150727-0073603, Register's Office for Davidson County, Tennessee.

Kara Beaty also known as Kara Katherine Beaty is now married and now known as Kara Beaty Gaw.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This is property with a common address of 5809 Brentwood Trace, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2)All matters as shown on the Plan of 2nd Revision of Brentwood Trace Condominiums of record in Plat Book 5200, page 261; Plat Book 5200, Page 291; and Plat Book 5200, Page 230, Register's Office for Davidson County, Tennessee.(3)Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.(4)By-Laws of Brentwood Trace (a Horizontal Property Regime) of record in Book 5524, page 424, amended in Book 5537, page 988, and Book 5868, page 70, Register's Office for Davidson County, Tennessee.(5)Creation of Easement for ingress, egress, public utilities and drainage of record in Book 4813, page 125, Register's Office for Davidson County, Tennessee. Register's Office for Davidson County, Tennessee.(6)Deed to Metropolitan Government of Nashville and Davidson County for water main of record in Book 5878, page 489,(7)Grant of Easement for broadband communications system to Comcast of Nashville, I, LLC of record in Instrument No. 20181029-0106563, Register's Office for Davidson County, Tennessee.(8) Right of Way easement of record in Book 4460, Page 110, said Register's Office.(9) Deed of Conveyance of record in Book 6122, Page 419 and Book 6122, Page 424, said Register's Office.

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, and/or Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June 2020.

Kara Beaty NKA Kara Beaty Gaw

NKA Kara Beaty Gaw

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kara Beaty NKA Kara Beaty Gaw, married** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of June 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $229,000.00.

Affiant

Subscribed and sworn before me this 26th day of June 2020.

Notary Public
My Commission Expires: 5/18/24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

File No. 2006K133

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023