THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745398** Karen Johnson Davidson County Batch# 1037269 DEEDWARR 08/11/2023 11 00 31 AM 2 pgs Fees $13 00 Taxes $2,756 50 20230811-0062425	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $745,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 9th day of August, 2023. VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Brian K. Cook and Virginia M. Cook 405 Clairton Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 05 0C 405.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip West and Rachel Malone West, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian K. Cook and Virginia M. Cook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 405 of The Hillsborough 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 The Hillsborough Condominiums of record in Book 6822, Page 721 and Appointment of Substitute of Trustee recorded in Instrument No. 20121105-0101967, in the Register's Office for Davidson County, Tennessee, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Phillip West and wife, Rachel Malone West, by Warranty Deed from Mariann Bagley, unmarried and Alyssa Bagley, unmarried, of record in Instrument No. 20141106-0102658, in the Register's Office of Davidson County, Tennessee, dated November 05, 2014, and recorded on November 06, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Hillsborough, as recorded in Plat Book 6250, Page(s) 699.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hillsborough Condominium of record in Book 6822, Page 721 and Appointment of Substitute of Trustee recorded in Instrument No. 20121105-0101967; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6566, Page 4.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4161, Page 814 and Book 6229, Page 484.

Easement for Highway, recorded in Book 4377, Page 710 and Book 4403, Page 627.

Easement for Water and Sewerage Services, recorded in Book 6303, Page 601.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6702, Page 330.

Resolution recorded in Book 7052, Page 19.

This is improved property located at 405 Clairton Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2023.

Phillip West

Rachel Malone West

Phillip West

Rachel Malone West

STATE OF ~~TENNESSEE~~ Mississippi)
COUNTY OF ~~DAVIDSON~~ Lafayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip West and Rachel Malone West, 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.

Witness my hand, at office, this 9th day of August, 2023.

Jennifer G. Lockridge

Notary Public
My Commission Expires: 09/06/2025

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94407 JENNIFER G LOCKRIDGE Commission Expires Sept 6, 2025 LEE COUNTY