BOX 10-A RETURN TO : PREMIER TITLE & ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TENNESSEE 37215	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2002. Notary Public MY COMMISSION EXPIRES: March 10, 2003. (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Guercio		143-1A-201CO
(NAME) 201 Windsor Terrace Drive	(NAME) SAME	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIA A. WINN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH C. GUERCIO AND WIFE, PENNY FRANCE GUERCIO,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 201, on the plan of Windsor Terrace Condominiums, Phase One, as of record in Book 7150, Page 968 as "Exibit C" to the Master Deed which establishes said condominium, the site plan being originally of record in Plat Book 6250, Page 869, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julia A. Winn, unmarried, by deed from Diane Renee Hall, n/k/a Diane Hall Wright and husband, G. Richard Wright of record in Book 11742, Page 28, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 201 Windsor Terrace Drive 201, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 20th day of December, 2002.

Julia A. Winn, by her attorney in fact Brenda Tindall

Julia A. Winn, by her attorney in fact
Brenda Tindall

Davidson County DEEDWARR
Recvd: 12/26/02 13:36 2pgs
Fees:13.00 Taxes:740.00

20021226-0158776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brenda Tindall, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Julia A. Winn, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Julia A. Winn. WITNESS my hand and Notarial Seal this 20th day of December, 2002.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/2003

