WARRANTY DEED

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,803.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janis M. Wooten (NAME)	(NAME)	143-1-A 207.00CO
207 Windsor Terrace Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, William Todd Hyams

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

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:

A certain condominium apartment in Davidson County, TN, described as Unit 207 Windsor Terrace Condominiums, a Horizontal Property Regime, located on Windsor Terrace Drive, Davidson County, TN, as shown on the plat of Windsor Terrace Condominiums, Condominium apartments, recorded in Plat Book 6250, page 869, said Register's Office, and described in a Master Deed recorded in Book 7150, page 921, as amended in Book 7436, page 667, as re-recorded in Book 7464, page 297, and further amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7150, page 921, as amended in Book 7436, page 667, as re-recorded in Book 7464, page 297, and further amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Todd Hyams, by deed from Robert A. Pugh, of record in Book 10660, page 618, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 6250, page 869; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 207 Windsor Terrace Drive, 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 hand this 15th day of August 2003

William Todd Hyams

X Jennifer S Hyams

Davidson County DEEDWARR
Recvd: 09/04/03 10:34 2pgs
Fees:13.00 Taxes:609.77

20030904-0128471

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Todd Hyams And wife Jennifer S. Hyams

the 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 purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2023.

Commission expires 7/30/05

NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

STATE OF TENNESSEE

COUNTY OF

MY COMMISSION EXPIRES 07/3

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public