WARRANTY DEED

FILE BOX 19B
03-10-036-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Sandra S. Schwartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of November, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/19/03 15:53 2pgs
Fees:13.00 Taxes:888.00

20031119-0169035

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROY W. NOVAK AND BRIAN D. WHITWORTH	COUNTRYWIDE HOME LOANS	103-16-18
(NAME)	(NAME)	
4215 Harding Road #602	718 Thompson Lane, #104	602
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **REBECCA THOMAS KEENE, ADMINISTRATRIX CTA AND DEVISEE, AND JANICE THOMAS HARDIE, OF THE ESTATE OF REBECCA THOMAS, DECEASED, AND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROY W. NOVAK, UNMARRIED, AND BRIAN D. WHITWORTH, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), 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. 602, on the Plan of Windsor Tower Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5313, Page 331, Register's Office for Davidson County, Tennessee, together with the undivided .925% interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 4215 Harding Road/Windsor Tower Condominium Apartments as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Rebecca Thomas and Margaret Thomas, for and during their joint lives and on the death of one of said grantees, to the survivor thereof, by Deed from Windsor Tower, Inc., a Tennessee Corporation, recorded July 28, 1978, of record in Book 5317, Page 434, Register's Office for Davidson County, Tennessee. The said Margaret Thomas having predeceased the said Rebecca Thomas, also having since died and survived by Rebecca Thomas Keene and Janice Thomas Hardie by Last Will and Testament of Rebecca Thomas, of record in the Chancery-Probate Court for Montgomery County, Tennessee at Clarksville, Docket No. MC-CH-CV-PB-02-31.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of WINDSOR TOWER, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

SUBJECT property has not now nor ever has been the principal place of residence for the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 4215 Harding Road #602, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 14th day of November, 2003.

Rebecca Thomas Keene
REBECCA THOMAS KEENE, ADMINISTRATIX CTA, OF THE ESTATE OF REBECCA THOMAS, DECEASED

Rebecca Thomas Keene
REBECCA THOMAS KEENE, DEVISEE, OF THE ESTATE OF REBECCA THOMAS, DECEASED

Janice Thomas Hardie
JANICE THOMAS HARDIE, DEVISEE OF THE ESTATE OF REBECCA THOMAS, DECEASED

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA THOMAS KEENE, ADMINISTRATRIX CTA & DEVISEE OF THE ESTATE OF REBECCA THOMAS, DECEASED,** the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of November, 2003.

My Commission Expires: 3/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Georgia)
COUNTY OF Baldwin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANICE THOMAS HARDIE, DEVISEE OF THE ESTATE OF REBECCA THOMAS, DECEASED,** the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Hardwick, Georgia, this 13th day of November, 2003.

My Commission Expires: 3/1/05

Margie D. Spear
Notary Public

MARGIE D. SPEAR NOTARY PUBLIC BALDWIN COUNTY