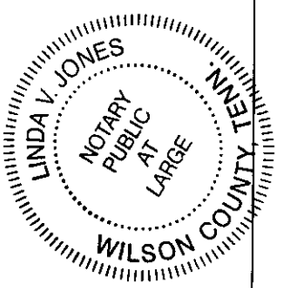
File No. 250502387

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Nancy C Vetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/15/05 10:29 2 pgs
Fees:13.00 Taxes:555.00

20050615-0068281

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert Ray Vetter Jr. | JPMorgan Chase Bank, N.A. c/o Chase Home Finance, LLC | 103-16-0B-078.00 CO |
| (NAME) | (NAME) | |
| 4215 Harding Pike, #707 | P. O. Box 572405 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Murray, UTAH 84157 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Linda G. Warren, Executrix under the Last Will and Testament of James L. Warren,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Albert Ray Vetter, Jr. and Nancy C. Vetter, husband and wife,** 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. 707 of Windsor Tower Condominium Apartments created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5313, Page 338, and as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, Page 71, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James L. Warren and wife, Nancy S. Warren by Warranty Deed dated August 11, 1994 of record in Book 9437, Page 27, Register's Office for Davidson County, Tennessee. The said Linda S. Warren died on December 25, 2003 , leaving James L. Warren the sole surviving tenant by the entirety. The said James L. Warren died testate on January 9, 2005. In his Last Will and Testament, James L. Warren directed that real property which he owned at the time of his death be treated as forming part of his personal estate for the purposes of administration as evidenced in File Number 05P381 in the Office of the Clerk for Probate Court for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5313, Page 338 and in Book 8666, Page 789; Sanitary Sewer and/or Storm Drainage Easement of record in Book 3956, Page 943; Easement and Right of Entry Agreement of record in Book 9486, Page 948; all matters shown on plat of record in Plat Book 5200, Page 71; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike #707, Nashville, TN 37205
(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 GRANTEE(S), we heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), we 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 13th day of June, 2005.

Linda G. Warren, Executrix under the Last Will and Testament of James L. Warren

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 Linda G. Warren, Executrix under the Last Will and Testament of James L. Warren the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of June, 2005.

Commission expires: 7-23-05

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

**File Number: 250502387**

**RETURN TO:**
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076