Box 19-A

WARRANTY DEED

Return: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/14/06 08:59 2 pgs
Fees:13.00 Taxes:1147.00

20060314-0029010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/23/08
(AFFIX SEAL)

BRENDA S. LAMB
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE
EXP. 5/23/08

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Ann Thomason		
(NAME)	(NAME)	
4215 Harding Rd #506	New Owner	Map 103-16-B
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Same	Parcel 53.00 CO
(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, I, **MARY JEAN TOMLIN, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CAROL ANN THOMASON AND HUSBAND BILL THOMASON**, 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 506 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Jean Tomlin, an unmarried woman, by Warranty Deed dated December 3, 2004, of record in Instrument No. 20041208-0146467, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4215 Harding Pike, Unit 506, Nashville, TN 37205

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.

In witness whereof, Richard W. Tomlin as attorney-in-fact for Mary Jean Tomlin, pursuant to Power of Attorney recorded in Instrument No. 20060314 - 0029009, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Mary Jean Tomlin.

Witness my hand this 6th day of March, 2006.

Mary Jean Tomlin

MARY JEAN TOMLIN
BY: RICHARD W. TOMLIN, ATTORNEY IN FACT

Richard W. Tomlin, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Richard W. Tomlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Jean Tomlin, and who acknowledged that he executed the same as the free act and deed of Mary Jean Tomlin.

Witness my hand and official seal at Nashville, Tennessee on this 6th day of March, 2006.

Commission expires: 5/23/06

Brenda S. Lane
Notary Public

