Davidson County DEEDWARR
Recvd: 02/22/07 10:30 2 pgs
Fees:13.00 Taxes:499.50
20070222-0021948

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Amanda Ott
4215 Harding Pike, #311
Nashville, TN 37205

SEND TAX BILL:
New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
MAP 103-16-B
PARCEL 34 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eleanor J. Simmons, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Amanda Ott** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 311 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with an undivided .503% interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, as amended in Book 8666, page 789, said Register's Office.
>
> Being the same property conveyed to Eleanor J. Simmons, unmarried, by deed from Windsor Tower, Inc., a Tennessee corporation, dated August 4, 1978, of record in Book 5323, page 994, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4215 Harding Pike, #311, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of February, 2007.

Eleanor J. Simmons by Julie Gasser Fisher, ATTY in-Fact
Attorney-in-Fact Pursuant to General and
Durable Power of Attorney of record in
Instrument No. 20070118-0007205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, JULIE GASSER FISHER, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of ELEANOR J. SIMMONS, and who acknowledged that she executed the same as the free act and deed of ELEANOR J. SIMMONS.

Witness my hand and official seal this 15 day of February, 2007.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.