WARRANTY DEED

BOX 13
13029



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Keesee Jr.	Thomas M. Keesee Jr.	103-16B-82
(NAME)	(NAME)	
4215 Harding Road, Unit 711	4215 Harding Road Condominium 711	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, Theodora D. Gammans, Trustee of the Theodora D. Gammans Revocable Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Keesee Jr. and wife Anne H. Keesee, 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:

Land in Davidson County, Tennessee, being Unit No. 711 as shown on the Plat of Windsor Tower, a condominium of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners Association, as described in Book 5313, Page 338, et seq., said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Theodora D. Gammans, Trustee of the Theodora D. Gammans Revocable Trust, by deed of record in Instrument No. 20041020-0126146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

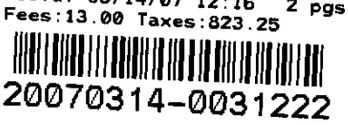
(1) 2007 property taxes which have prorated and assumed by Grantees;(2) All matters appearing on the plan of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee; (3) Terms and conditions of Master Deed, By-Laws of record in Book 5313, Page 338 and Book 8666, Page 789, Register's Office for Davidson County, Tennessee; and (4) Sewer Easements of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 4215 Harding Road Condominium 711, 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 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.

Davidson County DEEDWARR
Recvd: 03/14/07 12:16 2 pgs
Fees:13.00 Taxes:823.25



20070314-0031222

MAR. 8. 2007 6:23PM ADVANTAGE TITLE 615-777-2015 NO. 4825 P. 15

Witness my hand this 9th day of March, 2007.

Theodora D. Gammans, Trustee of the Theodora D. Gammans Revocable Trust

By: Theodora D. Gammans

Theodora D. Gammans, as Trustee

STATE OF TN

COUNTY OF Davidson

On this 9 day of March, 2007, before me, personally appeared Theodora D. Gammans, as Trustee of the Theodora D. Gammans Revocable Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledges the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2007.

Commission expires:

7-25-09

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County