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Davidson County DEEDWARR
Recvd: 03/28/07 10:32 3 pg
Fees:18.00 Taxes:861.73
20070328-0036981

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| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $232,900.00.<br>Susan K. Mattox<br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of March, 2007.<br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Susan K. Mattox<br>4215 Harding Pike, Unit 411<br>Nashville, TN 37205 | Send Tax Bills To:<br>Same | Map-Parcel Number:<br>103 160B 04600 CO |

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANETTE LORENE FRAZIER, ELIZABETH A. LOWNEY AND PAULA W. DURHAM**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SUSAN K. MATTOX**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 411 of Windsor Tower Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for a 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 Jeanette Lorene Frazier, Elizabeth A. Lowney and Paula W. Durham, as Joint Tenants with Rights of Survivorship, by deed from George Elliott Womack and spouse, Betty Jane Womack, of record as Instrument No. 20030717-0100352, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Windsor Tower Condominiums, of record in Book 5313, page 338, and in Book 8666, page 789, Register's Office for Davidson County, Tennessee.

This is improved property known as 4215 Harding Pike, Unit #411, 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 27th day of March, 2007.

Paula W. Durham
PAULA W. DURHAM

Elizabeth A. Lowney by Paula W. Durham, as attorney in fact
ELIZABETH A. LOWNEY
BY: PAULA W. DURHAM, AS ATTORNEY IN FACT

Jeanette Lorene Frazier by Paula W. Durham, as attorney in fact
JEANETTE LORENE FRAZIER
BY: PAULA W. DURHAM, AS ATTORNEY IN FACT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAULA W. DURHAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of March, 2007.

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAULA W. DURHAM,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **JEANETTE LORENE FRAZIER** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

**WITNESS** my hand, at office, this 27th day of March 2007.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAULA W. DURHAM,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **ELIZABETH A. LOWNEY** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

**WITNESS** my hand, at office, this 27th day of March 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007