THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040375** BILL GARRETT, Davidson County Trans:T20100029733 DEEDWARR Recvd: 05/18/10 09:08 2 pgs Fees:13.00 Taxes:1850.00 20100518-0038121	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00 Affiant Subscribed and sworn to before me, this 7th day of May, 2010. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: Georgianna Russell 4215 Harding Pike 1112 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160B1300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Irby C. Simpkins Jr. and Muriel Jean Robinson Simpkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Georgianna Russell**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being a Condominium Apartment Unit #1112 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Being part of the same property conveyed to Irby C. Simpkins, Jr. and Muriel Jean Robinson Simpkins, husband and wife by Warranty Deed from Whitney H. Waugh and wife, Julia E. Waugh, recorded on the 15th day of October, 2003 in Instrument No. 20031015-0153016, in the Register's Office of Davidson County, Tennessee. Muriel Jean Robinson Simpkins and Muriel Jean Robinson being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms and provisions of by-Laws recorded in Book 5313, Page 358.
Charter of Homeowners Association recorded in Book 5256, Page 683.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WINDSOR TOWER CONDOMINIUM APARTMENTS of record in Book 5313, Page 338 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 3956, Page 943.

This is improved property located at 4215 Harding Pike 1112 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2010.

Irby C. Simpkins Jr.

Muriel Jean Robinson
By Irby C. Simpkins, Jr.
By Irby C Simpkins, Jr.
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, aforesaid, Irby C. Simpkins Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irby C. Simpkins with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Muriel Jean Robinson and is authorized by the said Muriel Jean Robinson to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of May, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

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