BILL GARRETT, Davidson County
Trans:T20100038297 DEEDWARR
Recvd: 06/23/10 12:45 2 pgs
Fees:13.00 Taxes:2219.63

20100623-0049045

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$599,900.00** (Five Hundred Ninety Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 16th day of June, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUL 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Martha B. Short 4215 Harding Pike, #301 Nashville,TN 37205	Same As new owner	103-16-0B-024

WARRANTY DEED

FOR AND IN 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/WE, **HAZEL R. O'LEARY, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARTHA B. SHORT**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Units 301 and 302 on the plan of Windsor Tower, a Condominium, of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided 1.53% (.765% per unit) in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, said Register's Office.
Being the same property conveyed to HAZEL R. O'LEARY, by deed from ROBERT H. EDWARDS and wife, BETSY B. EDWARDS, of record as Instrument No. 20050719-0083827, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4215 HARDING PIKE, #301** **NASHVILLE,TN37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201

WITNESS, this 16th day of June, 2010

Hazel R. O'Leary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of June, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hazel R. O'Leary** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of June, 2010.



Notary Public

Commission Expires:

My Commission Expires JAN. 7, 2013