WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110040826 DEEDWARR
Recvd: 07/07/11 14:16 2 pgs
Fees:13.00 Taxes:780.70
20110707-0052132

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwyneth J. Neuss	Gwyneth J. Neuss	103-16-B 52.00 CO
(NAME)	(NAME)	
3808 Whitland	3808 Whitland	
(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, I, **Jane P. Bracey, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gwyneth J. Neuss**, HEREINAFTER CALLED THE GRANTEE, HER 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, State of Tennessee, described as follows, to wit:

Being Unit No. 505 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 .765% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Milton R. Bracey and wife, Jane P. Bracey, by Warranty Deed from Windsor Tower, Inc., a Tennessee corporation, dated January 2, 1980, as of record in Book 5550, page 904, Register's Office for Davidson County, Tennessee. The said Milton R. Bracey having since died and subject property being vested in Jane P. Bracey as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 71; Master Deed of record in Book 5313, page 338 and Book 8666, page 789; By-laws of record in Exhibit C of Book 5313, page 338; Charger of record in Book 5297, page 370; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943; Easement and Right of Entry Agreement of record in Book 9486, page 948; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Road Unit 505, 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.

Witness my hand this 30 day of June, 2011.

Jane P. Bracey

Jane P. Bracey

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jane P. Bracey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Claremont, California, this 30th day of June 2011.

Notary Public

My Commission Expires:

11/30/2011

M. RUIZ
Commission # 1782684
Notary Public - California
Los Angeles County
My Comm. Expires Nov 30, 2011