BILL GARRETT, Davidson County
Trans:T20110071010 DEEDWARR
Recvd: 11/10/11 08:51 3 pgs
Fees:18.00 Taxes:702.63
20111110-0087868

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Carol H. Gardner
215 Windsor Terrace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fifth Third Mortgage
5001 Kingsley Dr.: MD 1MOB2S
Cincinnati, OH 45227

MAP	**143-010**
GROUP	**A**
PARCEL	**215.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Hood and Barry Gammons, both married with rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Carol H. Gardner, unmarried and Susan K. Lowe, unmarried, as** Tenants in Common* , 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:

* with the right of survivorship

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of Master Deed of Windsor Terrace Condominiums, of record in Book 7150, page 921, as shown as Exhibit "C" to amendment of record in Book 7436, page 667, as re-recorded in Book 7464, page 297, as amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David Hood and Barry Gammons, both married with rights of survivorship by deed dated March 31, 2011 from Cynthia Lee Grantham, unmarried of record in Instrument no. 20110408-0027493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

*Subject property is not nor ever has been used as a principal residence by either Grantor.

This is **improved** property known as **215 Windsor Terrace Drive, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **27th** day of **October, 2011.**

David Hood

Barry Gammons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Hood and Barry Gammons,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day
of October, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012