BILL GARRETT, Davidson County
Trans:T20120045866 ORDER
Recvd: 06/21/12 10:20 6 pgs
Fees:32.00 Taxes:0.00
20120621-0054430

IN THE CHANCERY COURT FOR THE 20TH JUDICIAL DISTRICT
DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

RECEIVED
MAR - 9 2012
Dav. Co. Chancery Court
FILED
2012 MAR 13 PM 12:23

4215 HARDING ROAD HOMEOWNERS' ASSOCIATION,	
Plaintiff	
v.	Case No. 09-1685-II
STACY HARRIS,	
Defendant	

DECREE CONFIRMING THE SALE OF 4215 HARDING PIKE, UNIT 107, NASHVILLE, TENNESSEE 37205

This cause came to be heard on February 24, 2012 before Chancellor Carol McCoy, upon the whole record in the cause, including the motion confirming the sale and the affidavits filed therewith.

The Court finds that 4215 Harding Road Homeowners' Association ("Association") complied with the Order entered by this Court on November 4, 2011 and sold 4215 Harding Pike, Unit 107, Nashville, Tennessee 37205 ("Unit 107") in accordance with the terms set forth in the Order. The Court confirmed the sale of Unit 107 "as is" to Suzanne Vives ("Vives") for the amount of $85,000.00. Unit 107 is described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 107 as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5200, page 71, Register's Office for said County, together with an undivided .374% interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338 et. seq. said Register's Office.
>
> BEING the same property conveyed to Stacy Ellen Harris, unmarried, by deed from Bill Griffin, or record in Book

5411, page 946, Register's Office for Davidson County, Tennessee.

See a true and correct copy of the deed attached hereto as **Exhibit 1**.

This property, *i.e.*, Unit 107, is the same property that Stacy Ellen Harris conveyed to Stacy Harris in a quitclaim deed on June 28, 2010 (Instrument No. 20100628-0050370). *See* a true and correct copy of the quitclaim deed attached hereto as **Exhibit 2**.

It is, therefore, ordered, adjudged, and decreed, by the Court that all the right, title and interest, of the defendant Stacy Harris ("Harris") in and to said tract of land, in both law and equity, be divested out of Harris, and be vested in the said purchaser, Vives, as an indefeasible fee simple forever; subject to a lien for the unpaid purchase-money. And when said purchase-money shall have been fully paid and deposited with the Court pursuant to Rule 67.03 of the Tennessee Rules of Civil Procedure, the Clerk and Master will make, acknowledge for registration, and deliver to Vives, a deed conveying said tract of land to her, as aforesaid, or will give her a duly certified copy of this decree, as a muniment of title, at her election, she paying the legal fees therefor. It is an express condition of the sale that Vives shall take the interest in Unit 107 subject to the Master Deed, By-Laws, and Rules and Regulations of the Association (Registered in the Davidson County Register of Deeds Office Book 5313 Page 338). On application of the purchaser a writ of possession will be issued to put her into the possession of said tract of land.

The proceeds from the sale shall first be paid to discharge court costs and expenses of the sale, *i.e.*, all expenses incurred by the Association in connection with the sale, including but not limited to advertising the sale, repairing and preparing the property

for sale, and/or conducting the sale; court reporter charges; and the Association's award of attorneys' fees and expenses, all of which are taxed against Harris. Any balance of proceeds, after satisfaction of such charges, any unpaid assessments under the Master Deed or any liens on the property, shall be paid to Harris.

This being the **ORDER** of the Court this **DECREE** is **ENTERED** this _____ day of _____, 2012.

Carol L McCoy

Chancellor Carol McCoy

APPROVED FOR ENTRY BY:

NICHOLAS A. LASTRA, #27370
DARRELL G. TOWNSEND, #5460
HOWELL & FISHER, PLLC
Court Square Building
300 James Robertson Parkway
Nashville, TN 37201
(615) 244-3370
Attorneys for Plaintiff 4215 Harding Road Homeowners' Association

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 21st DAY OF June 20 12
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY
DAVIDSON COUNTY, TENNESSEE

CERTIFICATE OF SERVICE

I certify that I have served a copy of the foregoing by postage prepaid, U.S. Mail and electronic mail upon the following:

Stacy Harris, *pro se*
105 Brixworth Lane, Apartment 2
Nashville, TN 37205
Stacy_harris@juno.com

This the 10th day of February, 2012.



NICHOLAS A. LASTRA

Exhibit A

5411 PAGE 944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,500.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March, 19 79

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS: Stacey Ellen Harris	SEND TAX BILLS TO: SAME	MAP PARCEL NUMBER 7DA-00330
4215 Harding Rd., #107		103-15
Nashville, TX 37205		18

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Bill Griffin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy Ellen Harris, unmarried

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 Unit No. 107 as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5300, page 71, Register's Office for said County, together with an undivided .3741 interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., said Register's Office.

BEING the same property conveyed to Bill Griffin, unmarried, by deed from Windsor Tower, Inc., a Tennessee Corporation, of record in Book 5334, page 69, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, and its attendant By-Laws of record in Book 5313, page 338, respectively, in said Register's Office.

THIS conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Windsor Tower, Inc., wherein Windsor Tower, Inc. agreed to sell the unit and Grantor agreed to purchased the Unit; a copy is available for examination at the office of Windsor Tower, Inc., c/o Home Marketing of America, Tenn., Inc., 2002 Richard Jones Road, Suite C-200A, Nashville, TN 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein, but the same shall always be subject to the rights and remedies of any first mortgage having an interest in the premises.

CONTINUED ON BACK

4215 Harding Road, Unit 107, Nashville, TN 37205

WITNESS my hand this 27th day of March, 19 79

BILL GRIFFIN:

2012 FEB 10 PM 3:28

DAVIDSON CO. REGISTER'S OFFICE

Prepared by:
Stacy Harris
4215 Harding Pike #107
Nashville, TN 37205

QUITCLAIM DEED

2012 FEB 10 PM 3:28
DAVIDSON CO. [illegible]

THIS QUITCLAIM DEED, Executed this 28th day of June, 2010 by Stacy Ellen Harris (Seller) whose address is 4215 Harding Pike #107, Nashville, TN 37205 to Stacy Harris (Purchaser) whose address is 4215 Harding Pike #107, Nashville, TN 37205. -send tax bills to

For good and valuable consideration the receipt whereof is hereby acknowledged, Seller does hereby convey unto Purchaser forever, all the right, title, interest and claim which Seller has in and to the following described parcel of land, and improvements and appurtenances thereto:

Map and Parcel Number 103160B00CO

USD Residential Property 4215 Harding Pike #107, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20100039288 OSEDOC
Rcvd: 06/28/10 15:07 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100628-0050370

IN WITNESS WHEREOF, STACY HARRIS has signed and sealed these presents the day and year first above written.

Stacy Harris

Seller

STEVEN A. MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF) TENNESSEE

COUNTY OF) DAVIDSON

Subscribed and sworn before me this the 28th day of JUNE, 2010

WITNESS my hand and official seal. Steven A Mock

11/22/10 My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF [illegible] 10
Deputy Register