BILL GARRETT, Davidson County
Trans:T20120046383 DEEDWARR
Recvd: 06/22/12 13:56 3 pgs
Fees:18.00 Taxes:610.50
20120622-0055056

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

ADDRESS NEW OWNER:
Joseph Terlikosky
102 Windsor Terrace Drive
Nashville, Tennessee 37221

MORTGAGEE:

SEND TAX BILL TO:
Owner @
2325 Wimbeldon Circle
Franklin, TN 37069

MAP	**143-1**
GROUP	**A**
PARCEL	**2.00co**

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, **Angela B. Jones, married, (fka Angela L. Birkemeyer),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joseph Terlikosky and Lori Terlikosky, husband and wife,** 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:

See attached Exhibit "A"

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 2012 and subsequent years.

This is **improved** property known as **102 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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her 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.

*Jon David Jones, spouse of Angela Birkemeyer Jones, hereby jons in this conveyeance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the day of **June, 2012.**

Angela B Jones
Angela B. Jones

Jon David Jones by attorney in fact Angela Birkemeyer Jones
Jon David Jones by Angela B. Jones as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Angela B. Jones,**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and further acknowledges that she is the attorney in fact for **Jon David Jones** and as attorney in fact, she executed the within Warranty Deed for the purposes therein contained by signing the name of **Jon David Jones** as his free act and deed..

WITNESS my hand and official seal this 7 M day of June, 2012.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

Angela Birkemeyer-Jones
AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2012.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property regime established by Master Deed of record in Book 7150, page 921, as amended in Book 7436, age 667, re-recorded in Book 7564 page 297, amended in Book 7661, page 40; Book 7729, page 206 adn Book 7980, page 717 and Instrument NO. 200008110079911, Registers office for Davidson County, Tennessee, said unit being depicted on the Condominum site plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Angela L. Birkemeyer by warranty deed from Elizabeth A. Killian of record in Instrument No 20050318-0029902, Registers office for Davidson County, Tennessee.