BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20120049116 DEEDWARR
Recvd: 07/03/12 13:22 2 pgs
Fees:13.00 Taxes:1184.00

20120703-0058554

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Nancy Enoch
AFFIANT

Subscribed and sworn to before me this 28 day of June, 2012.

Priscilla C. Urbanek
Notary Public

My Commission Expires:
March 8, 2016

Address New Owner(s) Send Tax Bills To: Map-Parcel Numbers
As Follows:

newowner

Carolyn L. Homra
4215 Harding Road
Unit 810
Nashville, TN 37205

Map 103-16-B
Parcel 93.00 CO.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert A. Mathews, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Carolyn L. Homra,unmarried and Kevin Heinig, unmarried (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 810 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Robert A. Mathews and wife, Emily G. Mathews by Warranty Deed from Thomas L. Yount and wife, Jane Yount, of record in Book 10036, page 405, Register's Office of Davidson County, Tennessee. The said Emily G. Mathews having died October 6, 2010.

This is improved property known as 4215 Harding Road, Unit 810, Nashville, Tennessee 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2012, a lien, but not yet due and payable, which has been prorated and assumed by the Grantee;

2. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 4215 Harding Road Homeowners' Association of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office of Davidson County, Tennessee;

3. All matters appearing on the Plan of Record in Plat Book 5200, page 71, Register's Office of Davidson County, Tennessee; and

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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 28th day of June, 2012.

Robert A. Mathews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Robert A. Mathews** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of June, 2012.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY