WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120066510 DEEDWARR
Recvd: 09/05/12 13:08 2 pgs
Fees: 13.00 Taxes: 629.00

20120905-0080201

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Michael D Harber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Harber	New Owner	143010 A 10800 CO
(NAME) 108 Windsor Terrace	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Jennifer Wilkins, formerly known as Jennifer J. Rogers and husband, Kevin Wilkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael D. Harber, an unmarried person**, 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:

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property reime established by Master Deed, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said Unit Being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Jennifer J. Rogers by Warranty Deed from Devender D. Reddy and wife, Vidya Devi Dubbaka Reddy and Aparna D. Reddy, dated August 26, 2005 of record in Instrument No. 20050906-0106918, Register's Office of Davidson County, Tennessee.

Upon oath, Jennifer Wilkins warrantys covenants that she is one and the same person as Jennifer J. Rogers.

Kevin Wilkins, husband of Jennifer Wilkins joins into the execution of this instrument for the sole purpose of conveying all interest he may have in the subject property by virtue of his marriage.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 108 Windsor Terrace, Nashville, TN 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 we do covenant with the said Grantees that we are 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 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 our hands this **30th** day of **August, 2012**

Jennifer Wilkins

Jennifer Wilkins

Kevin Wilkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jennifer Wilkins and husband, Kevin Wilkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2012**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2673 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122