Return to: John T. Cook, P.C. Box 14
2927 Berry Hill Drive
Nashville, TN 37204
File #24321-4

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20120079853 DEEDWARR
Recvd: 10/22/12 09:15 2 pgs
Fees:13.00 Taxes:832.50

20121022-0096320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this ____ day of October 2012.

Notary Public
My commission expires: 9-19-16

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jane B. Finley	~~Legacy Lending Group~~	103160B03300
4215 Harding Pike Unit 310	SunTrust Mortgage, Inc.	
Nashville TN 37205	P.O. Box 79041	
	Baltimore, MD 21279-0041	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amy Cross Nance, Trustee, under the Claudia Crownover Shanks Living Trust dated December 7, 1995 is hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jane B. Finley, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 310 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% 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 Paul B. Shanks and Claudia C. Shanks of record in Book 5663, page 581, dated 10/10/80, Register's Office for Davidson County, Tennessee. Paul B. Shanks and Claudia C. Shanks having conveyed by Quitclaim deed to Claudia Crownover Shanks, Trustee, or her successors in trust for the Claudia Crownover Shanks Living Trust, established December 7, 1995. Said Claudia Crownover Shanks having died on June 22, 2011. Amy Cross Nance is the Trustee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Windsor Tower of record in Book 5200 Page 71, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5313 Page 338 and amended in Book 8666 Page 789.Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Windsor Tower Condominiums and recorded in Book 5313 Page 338 Register's Office for said county. 4) Bylaws for Windsor Tower Association of record in Book 5313 Page 358

This property is improved property known as 4215 Harding Pike Unit 310, Nashville, Tennessee 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 19th day of October, 2012.

The Claudia Crownover Shanks Living Trust,
Dated December 7, 1995

BY: _____ Trustee
Amy Cross Nance, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Amy Cross Nance, with whom I am personally acquainted, and who acknowledged themselves to be the Trustee of The Claudia Crownover Shanks Living Trust dated December 7, 1995, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Claudia Crownover Shanks Living Trust, dated December 7, 1995.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of October, 2012.

_____
Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: January 11, 2016

FILE NO: 07311