THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030017**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this29th day of March, 2013. Notary Public My Commission Expires: ___

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130026296 DEEDWARR
Recvd: 04/02/13 09:16 2 pgs
Fees:13.00 Taxes:2312.50

20130402-0032029

WARRANTY DEED

Address New Owner: Ellen Johnson 4215 Harding Pike #301 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160B02400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Martha B. Short** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Johnson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units 301 and 302 on the plan of Windsor Tower, a Condominium, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided 1.53% (.765% per unit) in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, Page 338, said Register's Office.

Being the same property conveyed to Martha B. Short by Warranty Deed from Hazel R. O'Leary, unmarried, recorded on the 23rd day of June, 2010 in Instrument No. 20100623-0049045, in the Register's Office of Davidson County, Tennessee. Martha B. Short having died on August 29, 2012 in Davidson County, Tennessee. The Last Will and Testament of Martha B. Short having been filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 12P-1473. Said Last Will and Testament leaving 4215 Harding Pike #301 in Nashville, TN to her children Brock D. Short and Robert R. Short.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Terms and provisions of by-Laws recorded in Book 5313, Page 358.

Charter of Homeowners Association recorded in Book 5297, Page 370.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WINDSOR TOWER CONDOMINIUM APARTMENTS of record in

Book 5313, Page 338 and Book 8666, Page 789; also subject to easements, rights and interests 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 land embracing the regime and building thereon.

Easement recorded in Book 3956, Page 943.

Easement to Comcast recorded at Instrument No. 20110301-0016521.

This is improved property located at 4215 Harding Pike #301 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2013.

Estate of Martha B. Short

By: Robert R. Short, Heir

By: Brock D. Short, Heir, by Robert R. Short, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert. R. Short, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a heir of the Estate of Martha B. Short, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of March, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert. R. Short as attorney in fact for Brock D. Short, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a heir of the Estate of Martha B. Short, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of March, 2013.

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WILLIAM T. CHAPMAN, IV
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