BILL GARRETT, Davidson County
Trans:T20130058196 DEEDWARR
Recvd: 07/09/13 10:16 2 pgs
Fees:13.00 Taxes:388.50

20130709-0070743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $105,000.00 (One Hundred Five Thousand).

AFFIANT

My Commission Expires OCT 18, 2016

Subscribed to and sworn before me this 3rd day of July, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC JEFFREY M. GRAHAM DAVIDSON COUNTY

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Windsor Properties, LLC 401 Amquiwood Court Madison,TN 37115	Windsor Properties, LLC 6595 Harpeth Bend Court Pegram, TN 37143	04208004500

WARRANTY DEED

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, **ROBERT MICHAEL RIST, HEIR AT LAW TO THE ESTATE OF MARY RUTH HARRIS** , HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WINDSOR PROPERTIES, LLC, limited liability company** 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 TO WIT:

BEING Lot No. 41 on the Plan of Heritage Place Subdivision, of record in Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Harris, Jr. and wife, Marie F. Harris by Deed of record in Book 7617, Page 459, Register's Office for Davidson County, Tennessee. The said Marie F. Harris also known as Marie Frances Harris having since died on November 26, 1988 leaving property to Robert R. Harris, Jr.. Robert R. Harris, Jr., remarried to Mary Ruth Gray, now known as Mary Ruth Harris. Robert R. Harris, Jr. having since died intestate leaving property to Mary Ruth Harris, having since died testate on September 26, 2012 Last Will and Testament of Mary Ruth Harris probated in the Seventh Circuit Court for Davidson County, Tennessee probate division docket no. 13P-840. Last Will and Testament of Mary Ruth Harris Article II Disposition of Property to Robert Michael Rist only Heir at Law.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **401 AMQUIWOOD COURT** **MADISON,TN37115**

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 3rd day of July, 2013

Estate of Mary Ruth Harris

Robert Michael Rist

Co-Executrix

Co-Exe.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Michael Rist with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of July, 2013.

JEFFREY M. GAISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2013, before me, the undersigned, a Notary Public in and for said County, and State, personally appeared Angela Bateman and Janice Matheny, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath is acknowledged to be the Executrix of The Estate of Mary Ruth Harris, the with named bargainor, a Executrix; and that as such Executrix being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of The Estate of Mary Ruth Harris, by the said Angela Bateman and Janice Matheny.

Witness my hand and official seal on this the 3rd day of July, 2013.

JEFFREY M. GAISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2013