WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140011535 DEEDWARR
Recvd: 02/19/14 09:18 2 pgs
Fees: 13.00 Taxes: 1032.30
20140219-0014088

Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

K Kathleen P. Griffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen P. Griffin	Farmington Financial Group, LLC	Map 103-16-B
(NAME) 4215 Harding Pike Unit 505	(NAME) 2002 Richard Jones Road	Parcel 52 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GWYNETH J. NEUSS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN P. GRIFFIN, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 505 of Windsor Tower Condominium Apartments created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5313, Page 338, as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with an undivided .765% interest in the common elements of 4215 Harding Road Homeowners Association. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Gwyneth J. Neuss by deed dated June 30, 2011 from Jane P. Bracey, Unmarried, of record in Instrument No. 20110707-0052132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 71, said Register's Office; (c) Master Deed and Bylaws of record in Book 5313, page 338 and Book 8666, page 789, said Register's Office; and (d) Easements of record in Book 3956, page 943 and Book 9486, page 948, said Register's Office.

Grantor warrants that the subject property has never been the marital residence of the Grantor or Grantor's spouse and as such is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike Unit 505, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 14 day of February, 2014.

Gwyneth J. Neuss

Gwyneth J. Neuss

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 Gwyneth J. Neuss, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of February, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015