| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/31/14 15:37 | 3 pgs |
| Fees:18.00 Taxes:821.40 | |
| **20140331-0026491** | |

41663

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rachel A. Painter** | **NEW OWNER** | **143-1-A-200CO** |
| (NAME) | (NAME) | |
| **200 Windsor Terrace Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, WE, **Julia A. Halstead, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Ann Painter, unmarried ,** 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. 200 on the Plan of Windsor Terrace Condominiums, Phase II, Tract "A", shown as Exhibit "C" to an amendment, of the Master Deed of record in Book 7150, page 921 amended in Book 7436, page 667 and re-recorded in Book 7464, page 297 and further amended in Book 7661, page 40 in Book 7729, page 206; Book 7980, page 717 and Instrument No. 20000811-0079911, Register's office for Davidson County, Tennessee, including without limitation by By-Laws appended thereto, of record in Book 7150, page 948 said Register's office. Reference is hereby made to the Plan of Windsor Terrace Condominiums, Phase II as set out on Exhibit "C" to the Amendment to the Master Deed, of record in Book 7436, page 667, re-recorded in Book 7464, page 297, Register's office, for said County, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Julia A. Halstead, as sole owner her personal representatives and assigns by deed from Natasha Lanette Suggs, now known as Natasha Lanette Suggs Bryant of record in Inst. No. 20090508-0042597 Register's Office for Davidson County, Tennessee dated May 1st , 2009.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **200 Windsor Terrace Drive, Nashville, TN 37221**

(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 31st day of March, 2014.

Julia A. Halstead

Julia A. Halstead

STATE OF WEST VIRGINIA
COUNTY OF KANAWHA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia A. Halstead, as Sole Owner, ~~her personal representatives and assigns~~, 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 CCUM, CHARLESTON, WV this 31st DAY OF MARCH, 2014.

Commission expires:

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
SHARON STANDISH
OLDCASTLE PRECAST INC.
PO BOX 13399
SISSONVILLE, WV 25320
My commission expires September 17, 2017

Sharon Standish
Notary Public

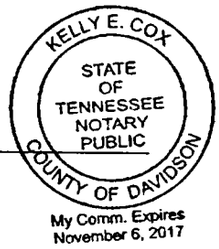
True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My commission expires _____