WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034805 DEEDWARR
Recvd: 05/19/14 14:19 2 pgs
Fees:13.00 Taxes:1609.50
20140519-0042938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

x Ellen J Dansky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Jennifer S. Dunlap
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/20/17

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Dansky	Shelter Lending Services LLC	Map 103-16-B
(NAME) 4215 Harding Pike Unit 310	(NAME) 4301 Hillsboro Pike, Suite 101	Parcel 33 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, **JANE B. FINLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN J. DANSKY AND WIFE, ELLEN J. DANSKY,** 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:

Being Unit No. 310 as shown on the Plat of Windsor Tower Condominium Apartments 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 Master Deed of record in Book 5313, Page 338 as amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Jane B. Finley, unmarried, by deed dated October 19, 2012 from Amy Cross Nance, Trustee under the Claudia Crownover Shanks Living Trust Dated December 7, 1995, of record in Instrument No. 20121022-0096320, 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, Book 5313, page 358 and book 8666, page 789, said Register's Office; and (d) easements of record in Book 3956, page 943, Book 9486, page 948 and Instrument No. 20110301-0016521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike Unit 310, Nashville, TN 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 8th day of May, 2014.

Jane B. Finley

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 Jane B. Finley, 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 8th day of May, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public