THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091990** BILL GARRETT, Davidson County Trans:T20140080012 DEEDWARR Recvd: 10/23/14 12:39 2 pgs Fees:13.00 Taxes:1507.75 20141023-0097927	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $407,500.00. Carolyn L. Homra Affiant Subscribed and sworn to before me, this 22nd day of October, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William Kmech and Elsie Kmech 4215 Harding Pike #810 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160B09300CO

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, **Carolyn L. Homra, unmarried and Kevin Heinig, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William Kmech and Elsie Kmech, Husband and Wife**, ("Grantees"), their 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 Unit 810 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, Page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, Page 338, amended in Book 8666, Page 789, said Register's Office.

Being the same property conveyed by Warranty Deed from Robert A. Mathews, unmarried to Carolyn L. Homra, unmarried and Kevin Heinig, unmarried as recorded on the 3rd day of July, 2012 in Instrument No. 20120703-0058554 and Warranty Deed from Thomas L. Yount, married to Robert A. Mathews and wife, Emily G. Mathews as recorded on the 2nd day of May, 1996 in Deed Book 10036, Page 405, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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.

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 #810 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 22nd day of October, 2014.

Carolyn L. Homra

Kevin Heinig by Carolyn L. Homra attorney in fact.

Carolyn L. Homra

Kevin Heinig by Carolyn L. Homra, 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, Carolyn L. Homra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Kevin Heinig, of 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 22nd day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018