BK 36
(2)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $263,000.00.

Jennifer Bradley
Affiant

Subscribed and sworn to me on 31 day of October, 2014.

June E. Rowell
NOTARY PUBLIC
My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27934SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nancy Ward Ray 4215 Harding Pike, Unit 204 Nashville, TN 37205	SAME	103-16-0B-015.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Lawrence Rockholz, Trustee of The Rockholz Family Living Trust, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Nancy Ward Ray, hereinafter called **"GRANTEES,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 204 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, in the Register's Office for said County, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to William L. Rockholz and wife, Phebie G. Rockholz by deed from Primary Closing Corporation, a corporation organized under the laws of Nevada, of record as Instrument No. 20021023-0130001, Register's Office for Davidson County, Tennessee. The said Phebie G. Rockholz having since died. And being further conveyed by Quitclaim Deed of record as Instrument No. 20141031-0100903, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2015 and subsequent County Taxes are assumed by the Grantees; and

BILL GARRETT, Davidson County
Trans: T20140082443 DEEDWARR
Recvd: 10/31/14 15:58 3 pgs
Fees: 18.00 Taxes: 973.10
20141031-0100904

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas contained in Master Deed (and By-Laws) for 4215 Harding Road Homeowners Association of record in Book 5313, page 338 and amended in Book 8666, page 789, and in Instrument No. 20131217-0127081, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of 4215 Harding Road Homeowners Association of record in Book 5297, page 370, Register's Office for Davidson County, Tennessee.
5. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
6. All matters as shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.
7. Easement for cable television of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20110301-0016521, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4215 Harding Pike, Unit 204, Nashville, TN 37205.

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, heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 our hands on this 30th day of October, 2014.

John Lawrence Rockholz, tte

John Lawrence Rockholz, Trustee of
The Rockholz Family Living Trust

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared John Lawrence Rockholz, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Trustee of The Rockholz Family Living Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires:
6-1-21