THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102140**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $196,250.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2014. Notary Public My Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20140089314 DEEDWARR
Recvd: 11/26/14 13:48 2 pgs
Fees:13.00 Taxes:726.13
20141126-0109335

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Marta Crispens 4215 Harding Pike Unit 812 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160B09500CO

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 Homra, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marta Ann Crispens**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 812 of Windsor Tower Condominium Apartments of record in Book 5200, Page 71, a condominium Development established pursuant to the provision of the Tennessee Horizontal Property Ace as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed established 4215 Harding Road Homeowners Association in Book 5313, Page 338, Book 8666, Page 789, and Book 9486, Page 950, amended at Instrument No. 20131217-0127081, Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration there, and all 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 upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "A" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Carolyn Homra by Warranty Deed from Aida R. Watiwat, unmarried, recorded on the 17th day of June, 2010 in Instrument No. 20100617-0047034, 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 2015 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 4215 HARDING ROAD of record in Book 5313, Page 338, Book 8666, Page 789 and Book 9486, Page 950, as amended by instrument(s) of record in Instrument No. 20131217-0127081; 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 and Right of Entry Agreement recorded in Book 9486, Page 948.

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 Unit 812 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 24th day of November, 2014.

Carolyn Homra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Homra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018