BILL GARRETT, Davidson County
Trans:T20150007264 DEEDWARR
Recvd: 01/29/15 12:35 2 pgs
Fees:13.00 Taxes:684.50
20150129-0008565

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15012788

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. HAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2015.

Notary Public
My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Irina Ponarovskaya 245 Windsor Terrace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-01-0B-245.00 CO

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, **Beverly A. Hays, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Irina Ponarovskaya, unmarried,** ("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 apartment in Davidson County, Tennessee, being Unit No. 245 of Windsor Terrace Condominiums, Phase 4, a Horizontal Property Regime and described in a Master Deed recorded in Book 7661, Page 40, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit C. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominiums contained in the Master and By-Laws appended thereto are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Beverly A. Hays by Warranty Deed from Diana Kay Blines, as Sole Beneficiary and Executrix of the Estate of Ruth E. Allen, recorded on the 4th day of March, 2008 in Instrument No. 20080304-0021600, 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 WINDSOR TERRACE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 869.

Charter of Windsor Terrace Condominiums Homeowners Association recorded in Book 8097, Page 976.

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 TERRACE CONDOMINIUMS of record in Book 7150, Page 921 , as amended by instrument(s) of record in Book 7436, Page 667, Book 7464, Page 297, Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717 and Instrument No. 200008110079911; 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.

This is improved property located at 245 Windsor Terrace Drive Nashville TN 37221

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 28th day of January, 2015.

Beverly A. Hays by Sam Coleman, her 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, Sam Coleman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Beverly A. Hays, 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 28th day of January, 2015.

Notary Public

My Commission Expires: SEPTEMBER 10, 2018



