Davidson County DEEDWARR Recvd: 04/09/15 14:15 3 pgs Fees:18.00 Taxes:1017.50 **20150409-0031407**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 2017

G-LL-15-4215-611

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Nance, Jr.	Community Trust Bank	
(NAME)	(NAME)	
4215 Harding Pike #611	1800 Hudson Lane Ste 2A	**103-16-0-B-070.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Monroe, Louisiana 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EUGENE IRA SACKS, CO-TRUSTEE OF THE ROSALIND H. GHERTNER TRUST U/A DATED OCTOBER 11, 1994,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN R. NANCE, JR., UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 611 of Windsor Tower Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rosalind H. Ghertner and/or Eugene Ira Sacks, Co-Trustees of the Rosalind H. Ghertner Trust U/A dated October 11, 1994 by Warranty deed from John Edward McDowell, unmarried, of record in Instrument No. 20050615-0068340, Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 15, 2005.
Rosalind H. Ghertner died May 8, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years
a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime for 4215 Harding Road Homeowners' Association of record in Book 5313, Page 338, as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "C".
- Charter for 4215 Harding Road Homeowners' Association of record in Book 5297, Page 370, in the Register's Office for Davidson County, Tennessee.
- Permanent sanitary sewer and drainage easement of record in Book 3956, Page 943, in the Register's Office for Davidson County, Tennessee.
- Easement for right of entry of record in Book 9486, Page 948, in the Register's Office for Davidson County, Tennessee.
- Subject to a First Right of Refusal referenced in deed of record in Instrument Number 20050615-0068340, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4215 Harding Pike #611 , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF APRIL, 2015.

The Rosalind H. Ghertner Trust U/A dated October 11, 1994

BY: Eugene Ira Sacks CO-TRUSTEE
Eugene Ira Sacks
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE IRA SACKS, CO-TRUSTEE of THE ROSALIND H. GHERTNER TRUST U/A DATED OCTOBER 11, 1994, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of April, 2015.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

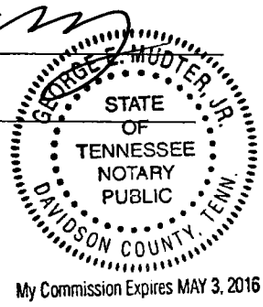
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016