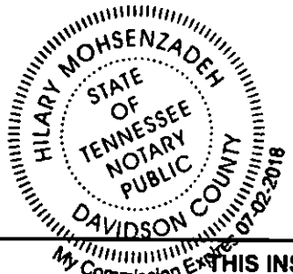
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary H. Davis	"New Owner"	103-16-0B-007.00-CO
(NAME)	(NAME)	
4215 Harding Pike, Unit 107		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sterling Property, LLC, a Tennessee limited liablility company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary H. Davis, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 107 as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5200, Page 71, Register's Office for said County, together with an undivided .374% interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, Page 338, et. seq. said Register's Office.

BEING a portion of the same property conveyed to Sterling Property, LLC, a Tennessee limited liability company by Quitclaim Deed from Suzanne Vives a/k/a Suzanne S. Vives of record in Instrument No. 20130611-0059483 Register's Office for Davidson County, Tennessee, dated June 03, 2013 and recorded on June 11, 2013, and also being the same property conveyed to Suzanne Vives by Deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee of record in Instrument No. 20120718-0063162 Register's Office for Davidson County, Tennessee, dated July 07, 2012 and recorded on July 18, 2012.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Unit 107, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150028525 DEEDWARR
Recvd: 04/16/15 10:11 2 pgs
Fees:13.00 Taxes:721.50
20150416-0033596

Witness my hand this 13th day of April, 2015.

Sterling Property, LLC,
By: Suzanne S. Vives

Title: Chief Manager

STATE OF ~~MEMPHIS~~ TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of said County and State, personally appeared SUZANNE S. ~~VIVES~~ VIVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the CHIEF MANAGER of Sterling Property, LLC, the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said SUZANNE S. ~~VIVES~~ VIVES as such officer.

Witness my hand, at office at SHELBY COUNTY, Tennessee, this 13th day of April, **2015.**

Elizabeth G. Bearden

Notary Public

My Commission Expires: JANUARY 11, 2016

ELIZABETH G. BEARDEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY