WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048585 DEEDWARR
Recvd: 06/18/15 10:54 2 pgs
Fees:13.00 Taxes:629.00
20150618-0058169

G-RR-15-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Margaret A. Elmore	new owner	
(NAME)	(NAME)	
115 Windsor Terrace Dr.		**143-01-0A-115.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **ELLEN M. MAO, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARGARET A. ELMORE, 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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Windsor Terrace Condominium, Phase II, Tract "A", of record in Exhibit "C" to the Amendment to Master Deed of record in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ellen M. Mao, a single person by Warranty deed from Letticia Fernandez, n/k/a Letticia Fernandez Finlay and husband, Christopher Finlay of record in Instrument No. 20120124-0006693 Register's Office for Davidson County, Tennessee, dated January 19, 2012 and recorded on January 24, 2012.

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 6250, Page 869, 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 of Windsor Terrace Condominium of record in Book 7150, Page 921, as amended in Book 7436, Page 667, Book 7464, Page 297, Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717, and Instrument Number 20000811-0079911, Register's Office for Davidson County, Tennessee.
- Charter of Windsor Terrace Condominium Homeowners Association, Inc. of record in Book 8097, Page 976, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Water and Sewer Lines to Harpeth Valley Utilities District of record in Book 6431, Page 402, and Book 6800, Page 409, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6680, Page 517, in the 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: **115 Windsor Terrace Dr. , Nashville, Tennessee 37221**.

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 17th DAY OF JUNE, 2015.

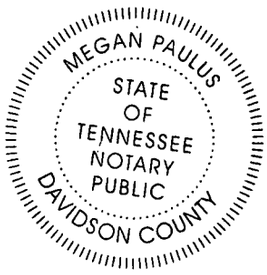
Ellen M. Mao by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELLEN M. MAO, and who acknowledged he/she/they executed the same as the free act and deed of the said ELLEN M. MAO.

Witness my hand and official seal, this the 17th of June, 2015.

Notary Public
My Commission Expires: 1-9-18
(SEAL)



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