File Box 8

BILL GARRETT, Davidson County
Trans:T20150078820 DEEDWARR
Recvd: 09/16/15 14:27 2 pgs
Fees:13.00 Taxes:518.00
20150916-0094062

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57253
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard T. Nelson P.O. Box 50968 Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 142080B10700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa Ann Harwood, as devisee under the Will of Gerda K. Faber**hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard T. Nelson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of Coronada Town Home Condominiums, Phase IV, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 217, Register's Office for said County, to which source 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 Gerda K. Faber, an unmarried person by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, dated October 15, 1991 and recorded on October 17, 19914 of record in Book 8465, page 682, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 10, 2014, recorded on September 16, 2014 of record in Instrument No. 20140916-0084620, said Register's Office, property was conveyed to Teresa Ann Harwood, Subject property was conveyed to Gerda K. Faber, an unmarried woman by Quitclaim Deed dated December 2, 2014, recorded on January 6, 2015 of record in Instrument No. 20150105-0000754, said Register's Office. The said Gerda K. Faber has since died. The Will of Gerda K. Faber of record in Docket no. 15P635 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Teresa A. Harwood.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 217, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, LLC of record in Doc. No. 20130118-0006281, said Register's Office. Easement for sanitary sewers to Harpeth Valley Utility District of record in Book 4788, page 761 and in Book 4816, page 965, said Register's Office. Easement Lease to Bell South Mobility of record in Book 9045, page 954, said Register's Office. The provisions of the condominium Master Deed of record in Book 4901, page 679, Book 4901, page 702, Book 5522, page 675, Book 5869, page 269, Instrument No. 20100304-0016850, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 330 Chimney Hill Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of SEPTEMBER, 2015.

Teresa A Harwood

Teresa Ann Harwood, as devisee under the Will of Gerda K. Faber

State of TEXAS

County of HARRIS

On this 11th day of SEPTEMBER, 2015, before me the undersigned authority, personally appeared Teresa Ann Harwood, as devisee under the Will of Gerda K. Faber, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

NOTARY PUBLIC STATE OF TEXAS
AKKAPEDDI SIVA KUMAR
Notary Public, State of Texas
My Commission Expires
July 20, 2017

My Commission Expires: 7-20-2017.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $140,000.00.

Richard T Julson

Affiant

Sworn and subscribed before me this 14 day of September, 2015.

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: