BILL GARRETT, Davidson County
Trans:T20160024425 DEEDWARR
Recvd: 03/28/16 10:09 2 pgs
Fees:13.00 Taxes:980.32

20160328-0028461

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $264,950.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2016.

Notary Public
My commission expires: 10/16/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

17-1602-172132

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David J. Wit and Shelley A. Wit 320 Old Hickory Boulevard 3010 Nashville TN 37221	New owner	128-12-0-A-193.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances Winslow, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David J. Wit and Shelley A. Wit, husband and wife,** , hereinafter called the Grantees, their successors 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 Lot No. 3010, Building 20, on the Plan of Section 20, Phase 1D, Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 65, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 46 to the Master Deed of record in Instrument Number 20040716-0084990, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to L. Hunter Bernstein, an unmarried man by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated January 30, 2014, recorded March 7, 2014, of record in Instrument No. 20140307-0019260, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Frances Winslow by deed from L. Hunter Bernstein, dated April 30, 2015, recorded May 1, 2015, of record in Instrument No. 20150501-0039589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Old Hickory Boulevard 3010, 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 Grantees, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of March, 2016.

Frances Winslow

STATE OF COLORADO
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Frances Winslow** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Dickson, TN~~ Denver, Co, this 22nd day of March, 2016.

NOTARIZE

Notary Public

My Commission expires: October 14, 2019

CECILIE E. CHAVEZ-WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19874033858
MY COMMISSION EXPIRES OCTOBER 14, 2019