THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32910-03-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $94,500.00. Affiant Subscribed and sworn to before me this 12th day of April, 2016. Notary Public My Commission Expires: 3/26/19

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Peter Harris & Heather Harris 2067 Nashboro Blvd. Nashville, TN 37217	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 135 12 0 A 032 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danica E. Wozniak, unmarried, and Lynne M. Mills, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Harris and Peter Harris, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2067 Nashboro Blvd., Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160030284 DEEDWARR
Recvd: 04/14/16 11:09 3 pgs
Fees:18.00 Taxes:349.65
20160414-0035710

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of April, 2016.

Lynne M. Mills by D E W, Atty-in-fact

Lynne M. Mills, by Danica E. ~~Wozniak, her~~ Attorney-in-fact

Danica E. ~~Wozniak~~

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danica E. Wozniak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Lynne M. Mills**, and she is authorized by **Lynne M. Mills** to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of April, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Danica E. Wozniak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2067 and Garage Unit No. G2067 on the Plan of Nashboro Village Twelve Condominium of record in Plat Book 4675, page 121, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Nashboro Village Twelve Condominiums, a horizontal property regime established by Master Deed of record in Book 4827, page 30, amended in Book 6153, page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danica E Wozniak and Lynne M. Mills, tenants in common with right of survivorship by deed dated October 29, 2004 from Gene Triplett, Administrator of the Estate of Joyce A. Triplett of record in Instrument No. 20041112-0136154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 135 12 0 A 032 00CO and 135 12 0 A 070 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Nashboro Village of record in Book 4827, page 14, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Nashboro Village Twelve Condominiums, of record in Book 4827, page 30 amended in Book 6153, page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee.