WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041092 DEEDWARR
Recvd: 05/17/16 09:51 2 pgs
Fees:13.00 Taxes:736.30
20160517-0048992

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Ladd	NEW OWNER	143-01-0A-117.00-CO
(NAME)	(NAME)	
6531 Melinda Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Beth McLaurine, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathryn Ladd and Michael Ladd, wife and husband** , hereinafter called the GRANTEE(S), 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. 117, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums Phase II, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667, and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Beth McLaurine, unmarried by Warranty Deed from Margaret Montgomery, unmarried, dated December 30, 1991 and recorded March 10, 1992, of record in Book 8570, Page 917, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Book 6250, Page 869, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of Steven G. Hall, Trustee in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 7150, Page 921, Amended in Book 7436, Page 667, Re recorded on Book 7464, Page 297, Second Amended in Book 7661, Page 40 and Third Amended in Book 7729, Page 206, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
Charter of Windsor Terrace Condominium Homeowner's Association, Inc., recorded on Book 8097,

Page 976, in the Register's Office for Davidson County, Tennessee.
Charter of Windsor Terrace Condominium recorded on Book 7168, Page 683, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 117 Windsor Terrace Drive, Nashville, TN 37221
(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 GRANTEE(S), 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), 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 6th day of May, 2016.

x Mary Beth McLaurine
Mary Beth McLaurine

State of Tennessee
County of Williamson

Personally appeared before me Mary Beth McLaurine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of May, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027