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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20160047911 DEEDWARR
Recvd: 06/07/16 11:08 2 pgs
Fees:13.00 Taxes:1376.40
20160607-0057285

W & I Ref: (DM) Title No.: 58287
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Annette E. Winters 4215 Harding Pike #412 Nashville, TN 37205	**Same as New Owner**

TAX MAP PARCEL NUMBERS: 103160B04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue Martin, individually and as Executor of the Estate of Albert Martin Littleton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Annette E. Winters, unmarried,** 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. 412 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Proeprty Act, as shown on the Plan of record in Book 5200, page 71, Registers 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 Albert M. Littleton, unmarried, by Warranty Deed from William R. Heburn and wife, Jo Ann Heburn, dated September 23, 2013 and recorded on October 1, 2013, of record in Inst. No. 20131001-0103027, Register's Office for Davidson County, tennessee. The said Albert M. Littleton has since died. the Last Will and Testament of Albert Martin Littleton of record in Docket No. 14P1573 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sue Martin, and appointed the said Sue Martin as Executor.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, 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. The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, Inst. No. 201312170127081, 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; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20110301-0016521, said Register's Office; Easement for right of entry for VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office. Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 412, Nashville, TN 37205

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 3rd day of June, 2016.

Sue Martin | **Sue Martin, Executor**

State of Tennessee

County of Davidson

On this 3rd day of June, 2016, before me the undersigned authority, personally appeared Sue Martin, 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 both as an individual and in her capacity as Executor of the Estate of Albert Martin Littleton, and acknowledged the execution as a free act and deed.

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

Notary

My Commission Expires:

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: $372,000.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2016.

Notary

My Commission Expires: 11-5-19

MINDY CLAUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY