BILL GARRETT, Davidson County
Trans:T20160063855 DEEDWARR
Recvd: 07/25/16 14:11 2 pgs
Fees:13.00 Taxes:1387.50
20160725-0076406

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2016.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
D. Wesley Grantham and M. Beth Grantham	D. Wesley Grantham and M. Beth Grantham	103-16-0B-070.00-CO
4215 Harding Pike, Apt. 611	4215 Harding Pike, Apt. 611	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John R. Nance, Jr., unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

D. Wesley Grantham and M. Beth Grantham, husband and wife

(hereinafter called the "Grantee"), his 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. 611 of Windsor Tower Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which 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 John R. Nance, Jr., unmarried by Warranty deed from Eugene Ira Sacks, Co-Trustee of The Rosalind H. Ghertner Trust U/A dated October 11, 1994 of record in Instrument No. 20150409-0031407 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 09, 2015.

This is improved property known as **4215 Harding Pike, Apt. 611, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of July, 2016.

John R. Nance, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John R. Nance, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of July, 2016.

Notary Public
My Commission Expires: 5-27-19



SolomonParks File No. 816003