# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160078415 DEEDWARR
Recvd: 09/07/16 14:14 2 pgs
Fees:13.00 Taxes:1572.13
20160907-0094151

State of ~~Tennessee~~ Texas
County of ~~Williamson~~ Nacogdoches

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Abby Nicole Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAVID RANDALL WELCH
MY COMMISSION EXPIRES
November 27, 2016

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roy O. Elam III | same as new owner | 103-16-0-B-088.00CO |
| (NAME) | (NAME) | |
| 4215 Harding Pike, #805 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Abby Nicole Hawkins, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy O. Elam III and spouse, Kathryn W. Elam** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 805 of Windsor Tower Condominium apartments, of record in Book 5200, page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing 4215 Harding Road Association of record in Book 5313, page 338; Book 8666, page 789 and Instrument No. 20131217-0127081, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Abby Nicole Hawkins, an unmarried woman, by Warranty Deed from Hazel R. O'Leary, an unmarried woman, dated July 18, 2013, of record in Instrument No. 20130723-0075869, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 71; the premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land**

**embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime of 4215 Harding Road Association, of record in Book 5313, page 338; Book 8666, page 789 and Instrument No. 20131217-0127081; easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521; easement to VSC Cable, Inc., of record in Book 9486, page 948; sanitary sewer and/ or storm drainage easement of record in Book 3956, page 943; charter of Windsor Tower, Inc., of record in Book 5256, page 683; charter of 4215 Harding Road Homeowners Association of record in Book 5297, page 370; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Number 805, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 31st day of August, 2016.

Abby Nicole Hawkins

Abby Nicole Hawkins

State of Texas
County of Nacogdoches

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Abby Nicole Hawkins, 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 official seal at Nacogdoches (City), Texas (State), this 30 day of August, 2016.

Notary Public
My Commission Expires: Nov 27 2016

DAVID RANDALL WELCH
MY COMMISSION EXPIRES
November 27, 2016

File No.: 23639