WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088643 DEEDWARR
Recvd: 10/07/16 12:39 2 pgs
Fees:13.00 Taxes:869.50
20161007-0106422

R-VRES-16-111-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4.24.19 (AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah Pinkstaff	New Owner	
(NAME)	(NAME)	**143-01-0A-111.00-CO**
111 Windsor Terrace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **JOSEPHINE E. JACOBS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH PINKSTAFF,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 111 on the plan of Windsor Terrace Condominiums, Phase II, of record as Exhibit 'C' to an Amendment to Master Deed which Amendment is of record in Book 7436, page 667, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Josephine E. Jacobs, single by Warranty deed from Jennifer Katherine Jones, single of record in Instrument No. 20010625-0066948 Register's Office for Davidson County, Tennessee, dated June 22, 2001 and recorded on June 25, 2001.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Master Deed for The Windsor Terrace Condominium of record in Book 7150, Page 921, as amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40; Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8097, Page 976 and Book 7168, page 683, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 Windsor Terrace Drive, Nashville, Tennessee 37221**.

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), their heirs and 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), 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/our hand(s) this the 3rd DAY OF OCTOBER, 2016.

Josephine E. Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPHINE E. JACOBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212