LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Michelle S. Vazin 237 Windsor Terrace Nashville, TN 37221	SWBC Mortgage PO Box 11733 Newark, NJ 07101	143010a23700co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Bonnie Gayle Robb, a single person (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Michelle S. Vazin, a single person (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 237 of the Windsor Terrace Condominiums, Phase III, a Horizontal Property Regime, created under Title 66, Section 27-101, et.seq as amended, Tennessee Code Annotated, and as established by a Master deed for Windsor Terrace condominiums, of record in Book 7150, page 921 and amended in Book 7436, page 667 and re-recorded in Book 7464, page 297 and further amended in Book 7661, page 40 in Book 7729, page 206, in Book 7980, page 717 and in Instrument No. 2000081179911, Register's Office for Davidson County, Tennessee including without limitation the by-Laws appended thereto, of record in Book 7150, page 948, said Register's Office together with the undivided percentage interest in the thereto, of record in Book 7150, page 948, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, Phase III as set out on Exhibit "B" to the Second Amendment to the Master Deed of Windsor Terrace Condominiums, Phase III as set out on Exhibit "B" to the Second Amendment to the Master Deed of record in Book 7661, page 40, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Bonnie Gayle Robb by Warranty Deed from Frances Cutler and George Han, wife and husband of record in Instrument Number 20091214-00113704, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 237 Windsor Terrace, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the years after 2017 for Davidson County, Tennessee, which are not yet due and payable.
2. Master Deed of record in Book 7150, page 921 and amended in Book 7436, page 667 and re-recorded in Book 7464, page 297 and further amended in Book 7661, page 40 in Book 7729, page 206, in Book 7980, page 717 and in Instrument No. 2000081179911, said Register's said Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7150, page 947, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160099976 DEEDWARR
Recvd: 11/14/16 09:24 2 pgs
Fees:13.00 Taxes:906.13
20161114-0119460

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $244,900.00).
(
(
(Subscribed and sworn to before me
(this 10th day of November, 2016.
(
(My commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of November, 2016.

Bonnie Gayle Robb

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Bonnie Gayle Robb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of November, 2016.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017