THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511771** BILL GARRETT, Davidson County Trans:T20170040360 DEEDWARR Recvd: 05/11/17 14:15 2 pgs Fees:13.00 Taxes:1045.25 20170511-0046952	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Patricia Jones Reed 4215 Harding Pike #211 Nashville TN 37205-2026	Send Tax Bills To: New Owner 532 Robards Circle Old Hickory, TN 37138	Tax Information: Tax Parcel ID No. 103160B02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myrtle Ann Archer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Jones Reed, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 211 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners Association, as described in Book 5313, Page 338, said Register's Office.

Being the same property conveyed to Myrtle Ann Archer by Warranty Deed from Sam H. Hunt Jr. and William F. Hunt and James V. Hunt, recorded on the 4th day of August, 2003 in Instrument No. 20030804-0109753, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Terms and provisions of by-Laws recorded in Book 5313, Page 358.

Charter of Homeowners Association recorded in Book 5256, Page 683.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WINDSOR TOWER CONDOMINIUM APARTMENTS of record in Book 5313, Page 338.

Easement recorded in Book 3956, Page 943.

This is improved property located at 4215 Harding Pike #211 Nashville, TN 37205-2026.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2017.

Myrtle Ann Archer by [illegible] attorney-in-fact
Myrtle Ann Archer
By: Ann Archer Davis, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann Archer Davis,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Myrtle Ann Archer,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of May, 2017.

[illegible] Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____