30062-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 2123 **DEEDWARR** 09/19/2017 09:34:25 AM 2 pgs Fees: $13.00 Taxes: $1,661.30 20170919-0095652	The actual consideration or value, whichever is greater, for this transfer is **$449,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of September, 2017. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Georgianna W. Russell	**OWNER**	**Map 103-16-0-B Parcel 125.00co**
4215 Harding Pike, #1106		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caroline P. Stark, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Georgianna W. Russell

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 Apartment in Davidson County, Tennessee, being Unit No. 1106 on the Plan of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a Horizontal Property Regime established by Master Deed of record in Book 5313, Page 338, and amended in Book 8666, Page 789, and Instrument No. 20131217-0127081, said Register's Office.

Being the same property conveyed to Caroline P. Stark, by Deed dated October 1, 2012 from Edward C. Owens and wife, Loretta C. Owens, of record in Instrument No. 20121002-0089579, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee. (4) 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, and 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for 4215 Harding Road Homeowners' Association of record in Book 5313, Page 338, and as amended in Book 8666, Page 789 and in Instrument No. 20131217-0127081, Register's Office for Davidson County, Tennessee. (5) By-Laws of 4215 Harding Road Homeowners' Association, Inc. of record in Book 5313, Page 358, Register's Office for Davidson County, Tennessee. (6) Charter of 4215 Harding Road Homeowners' Association, Inc. of record in Book 5297, Page 370, Register's Office for Davidson County, Tennessee. (7) Easement and Right of Entry Agreement to VSC Cable, Inc. dba Viacom Cable of record in Book 9486, Page 948, said Register's Office. (8) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Pike, #1106, Nashville, Tennessee 37205**

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 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/our hand(s) this **15th** day of **September, 2017.**

Caroline P. Stark

Caroline P. Stark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Caroline P. Stark,** the within named seller, 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 at Nashville, Tennessee, this **15th** day of **September, 2017.**

Notary Public

My Commission Expires: 1/17/21