Bill Garrett Davidson County
Batch# 15348 DEEDWARR
10/19/2017 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20171019-0107044

#33947

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33947-10-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 18th day of October, 2017.<br><br>Notary Public<br><br>My Commission Expires: 10-7-2019 |

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Stacey Richardson Andrews<br>914 Lynnwood Blvd.<br>Nashville, TN 37205 | **Send Tax Bills To:**<br><br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>143 01 0 A 219 00CO |

**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, **Stephanie Apa and Barbara S. Apa**, both unmarried, tenants in common with rights of survivorship ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stacey Richardson Andrews**, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 Windsor Terrace, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of October, 2017.

Stephanie Apa

Barbara S. Apa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Apa and Barbara S. Apa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 219, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums Phase II, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Apa and Barbara S. Apa, both unmarried by deed dated September 27, 2007 from Joe J. Frazer, Sr. of record in Instrument No. 20071002-0116821, Register's Office for Davidson County, Tennessee. Being further conveyed to Stephanie Apa and Barbara S. Apa, both unmarried, as tenants in common with right of sruvivorship by Quitclaim Deed dated January 19, 2009 of record in Instrument No. 20090210-0011514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Boundary Plan of record as Book 6250, page 869, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6680, page 517, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

