WARRANTY DEED

Bill Garrett Davidson County
Batch# 18433 DEEDWARR
10/26/2017 10:52:17 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20171026-0109904

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bernard M. Rosenblum	New Owner	103160B12600CO
(NAME)	(NAME)	
4215 Harding Pike, Unit 1112		103160B13100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Georgianna Russell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernard M. Rosenblum and Terry Katzman Rosenblum, husband and wife, as tenants by the entireties,** 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:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: (Map and Parcel 103160B12600CO)

Land in Davidson County, Tennessee being a Condominium Apartment Unit #1107 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Tract II: (Map and Parcel 103160B13100CO)

Land in Davidson County, Tennessee being a Condominium Apartment Unit #1112 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Georgianna Russell by Warranty Deed from Irby C. Simpkins Jr. and Muriel Jean Robinson Simpkins, husband and wife, filed for record 05/18/2010 in Instrument No. 20100518-0038121, Register's Office for Davidson County Tennessee as corrected in Instrument No. 20100708-0053616.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Unit 1107/1112, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 25th day of October, 2017.

Georgianna Russell

Georgianna Russell

State of Tennessee
County of Davidson

On this 25th day of October, 2017, before me, a Notary public in and for said County and State, personally appeared Georgianna Russell, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019