THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171113982

Bill Garrett Davidson County
Batch# 27613 **DEEDWARR**
11/20/2017 09:31:36 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20171120-0118637

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$330,000.00~~

Affiant

Subscribed and sworn to before me, this 15th day of November, 2017.

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 8-4-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela Jeanne Chilton Revocable Trust 4215 Harding Pike #109 Nashville TN 37205	New Owner	Tax Parcel ID No. 103-16-0B-009.00-CO

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, **Martine Sanders, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Jeanne Chilton, Trustee of the Pamela Jeanne Chilton Revocable Trust, U/A dated July 12, 2017**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 109 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for said County, 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, amended in Book 8666, Page 789, said Register's Office.

BEING the same property conveyed to Martine Sanders, unmarried by Warranty Deed from John S. Edwards, married, of record as Instrument No. 20040824-0102291 in the Register's Office for 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.

Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.

All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Tower Condominium Apartments of record in Book 5313, Page 338 as amended in Book 8666, Page 789, and Instrument No. 20131217-0127081, Register's Office for Davidson County, Tennessee.

Charter for 4215 Harding Road Homeowner's Association of record in Book 5297, Page 370, in the Register's Office for Davidson County, Tennessee.

Easement for Comcast of record in Instrument Number 20110301-0016521, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 3956, Page 943 and Book 9486, Page 948, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at **4215 Harding Pike #109 Nashville TN 37205.**

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 15th day of November, 2017.

Martine Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martine Sanders, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2017.

Notary Public

My Commission Expires: 8.4.20

