WARRANTY DEED

Bill Garrett Davidson County
Batch# 46543 DEEDWARR
01/10/2018 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20180110-0003263

G-ZC-17-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janice Cole	SunTrust Mortgage, Inc	
(NAME)	(NAME)	116-08-0S-503.00-CO
503 Windsor Park Lane	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEORA HORN AND HUSBAND, JONATHAN POSTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANICE COLE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit 503, as identified on the exhibit attached to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20090910-0084844, Register' s Office for Davidson County, Tennessee, amending the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20061204-0149590, Register' s Office for Davidson County, further amended as instrument No. 20070611-0070042 and Instrument No. 20070911-0109100, said Register' s Office. Unit 503 is part of Lot 3 on the Plat of the Resubdivision of Lots 113 and 114 of Kenner Manor, of record as Instrument No. 20060215-0018297, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Leora Horn and husband, Jonathan Poster by Warranty deed from Windsor Park, LLC, a Tennessee limited liability company of record in Instrument No. 20091005-0092333 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 05, 2009.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20060215-0018297 as amended in Instrument No. 20061204-0149590, Register's Office for Davidson County, Tennessee, and as shown on Exhibit A to the First Amendment thereto of record in Instrument No. 20070611-0070042, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200612040-149590, Scrivener's Affidavit in Instrument No. 20100525-0040360, amended in Instrument No. 20070611-0070042, Scrivener's Affidavit in Instrument No. 20070911-0109100, amended in Instrument No. 20090910-0084844, Instrument No.20101210-0098552, Instrument No. 20130919-0098766 and Instrument No. 20131202-0122383, Instrument No. 20170523-0051354, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Articles of Organization of Windsor Park, LLC in Instrument No. 20060630-0078715, Register's Office for Davidson County, Tennessee.
- Charter for Windsor Park Townhomes Assn. in Instrument No. 20061205-0150007, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **503 Windsor Park Lane, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JANUARY, 2018.

Leora Horn

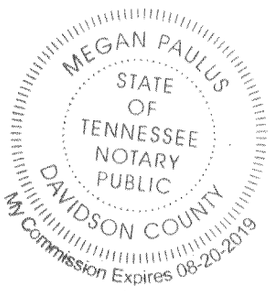
Jonathan Poster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEORA HORN, the within named bargainor, 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, this the 9th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

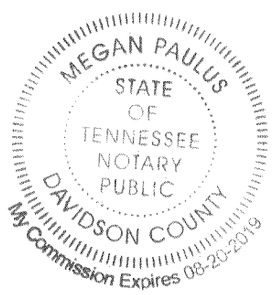


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN POSTER, the within named bargainor, 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, this the 9th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Alyssa Rayne, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

