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

CRT File No. 180215006

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $416,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 64934 DEEDWARR
03/05/2018 09:21:14 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20180305-0020268

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel W. Owen and Judith J. Owen 6 Lynwood Lane Nashville, TN 37205	New Owner	Tax Parcel ID No. 103-16-0B-049.00 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, **Enrique Pupo-Walker and Bettye Jane Pupo-Walker, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel W. Owen and Judith J. Owen, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No 502 of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing 4215 Harding Road Association of record in Book 5313, page 338 and amended in Book 8666 page 789 and Instrument No. 20131217-0127081, in the Registers office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to BETTYE JANE PUPO-WALKER, by deed from BEVERLY G. VINCENT, TRUSTEE OF THE BEVERLY VINCENT LIVING TRUST, of record in Instrument No. 20101028-0086318, dated October 27, 2010, said Register's Office.

BETTYE JANE PUPO-WALKER conveyed her interest to ENRIQUE PUPO-WALKER and wife, BETTY JANE PUPO-WALKER by quitclaim deed of record in Instrument No. 20121004-0091189, dated October 3, 2012, said Register's Office. Bettye Jane Pupo-Walker and Betty Jane Pupo-Walker being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 103-16-0B-049.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20110301-0016521, said Register's Office.

This is improved property located at 4215 Harding Pike #502 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 28th day of February, 2018.

Enrique Pupo-Walker by Attorney-in-Fact

Enrique Pupo-Walker by Virginia Pupo-Walker, his Attorney-in-Fact

Bettye Pupo-Walker by attorney-in-fact

Bettye Jane Pupo-Walker by Virginia Pupo-Walker, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Pupo-Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Enrique Pupo-Walker and Bettye Jane Pupo-Walker, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____