This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3343**

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
6.20 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 94047 DEEDWARR
05/18/2018 09:33:12 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20180518-0047672

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer M. Anderson, a single woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **David F. McMinn, an unmarried man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 143, also known as Apt 17-C on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, in the 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 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer M. Anderson, a single woman, by Warranty Deed from Gene Glover Business Solutions, Inc., dated 06/01/2015 and filed for record on 06/03/2015 in Instrument Number 20150603-0051657, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5025 Hillsboro Pike, Apt. 17-C, Nashville, Tennessee, 37215.

Map and Parcel: 131010D14300CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 5211, page 325, Register's Office for Davidson County, Tennessee, as amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 14 day of May, 2018.

Jennifer M. Anderson -Grantor

ILLINOIS TO 05/14/18

STATE OF ~~TENNESSEE~~
COUNTY OF Cook

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

WITNESS my hand and official seal this 14 day of May, 2018.

NOTARY PUBLIC

OFFICIAL SEAL
TYLER J. ULLRICH
Notary Public - State of Illinois
My Commission Expires 2/27/2022

My commission expires:

FEBRUARY 27, 2022

Grantee(s) Name, Address:	Send Tax Statement To:
David F. McMinn	New Owner
5025 Hillsboro Pike, Apt. 17-C	
Nashville, TN 37215	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$217,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15th day of May, 2018.

Affiant

NOTARY PUBLIC

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My commission expires: