Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 130577 DEEDWARR
08/17/2018 01:07:50 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180817-0081826

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

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

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melba Joyce Solomon	**OWNER**	**Map 143-01-0-A Parcel 201-00co**
201 Windsor Terrace Drive #201		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blake Chancey and Jackie Chancey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melba Joyce Solomon, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of the Windsor Terrace Condominiums, Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and Re-recorded in Book 7464, Page 297, and amended in Book 7661, Page 40, and in Book 7729, Page 206, and in Book 7980, Page 717, and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, as set out on Exhibit "C" to the Master Deed, of record in Book 7150, Page 921, Amended in Book 7729, Page 206, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Blake Chancey and Jackie Chancey, husband and wife, by Deed dated May 6, 2015, from Joseph C. Guercio, Trustee of the Joseph C. Guercio Revocable Trust dated September 19, 2008, of record in Instrument No. 20150507-0041765, Register's Office for Davidson County, Tennessee.

THIS instrument has been prepared by the firm of John T. Cook, P.C., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **201 Windsor Terrace Drive #201, Nashville, Tennessee 37221**

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 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 my/our hand(s) this **15th** day of **August, 2018.**

Blake Chancey

Jackie Chancey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Blake Chancey and Jackie Chancey,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY