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

CRT File No. 190219351

Karen Johnson Davidson County
Batch# 202789 **DEEDWARR**
03/06/2019 02:20:19 PM 3 pgs
Fees: $18.00 Taxes: $1,430.05

20190306-0020611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $386,500.00.

Affiant (Bernard M. Rosenthal)

Subscribed and sworn to before me, this 4th day of March, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benita Kaimowitz and Edward L. Vandenberg 4215 Harding Pike #501 Nashville TN 37205	New Owner	Tax Parcel ID No. 103160B04800CO

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, **Reita Hampton and Atlas H. Carney, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benita Kaimowitz and Edward L. Vandenberg, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 501, Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71 and as established by Master Deed of record in Book 5313, Page 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Reita Hampton, unmarried to Reita Hampton and Atlas H. Carney, as joint tenants with the right of survivorship, as recorded on the 20th day of March, 2007 in Instrument No. 20070320-0033835 and Warranty Deed from The Poggenburg Family Trust, Linda Steffans, Trustee of The Poggenburg Family Trust to Reita Hampton, unmarried, as recorded on the 9th day of May, 2006 in Instrument No. 20060509-0054260, in the Register's Office of 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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed for 4215 HARDING ROAD HOMEOWNERS ASSOCIATION of record in Book 5313, Page 338, amended in Book 8666, Page 789 and Instrument No. 20131217-0127081 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 3956, Page 943.

Easement and Right of Entry Agreement recorded in Book 9486, Page 948.

Grant of Easement by and between Comcast of Nash. I, LLC & 4215 Harding Road Homeowner's Association recorded at Instrument Nos. 20110301-0016521 and 20161212-0130101.

This is improved property located at 4215 Harding Pike #501 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 4th day of March, 2019.

Reita Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reita Hampton 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 4th day of March, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Atlas H. Carney

STATE OF NEW YORK
COUNTY OF New York

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

Witness my hand, at office, this 4th day of March, 2019

Notary Public

My Commission Expires: 08-23-2022

JUSTIN VILLALOBOS
Notary Public - State of New York
NO. 01VI6227055
Qualified in New York County
My Commission Expires Aug 23, 2022