Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 238211 DEEDWARR
06/04/2019 08:54:36 AM 2 pgs
Fees: $13.00 Taxes: $1,075.22

20190604-0052883

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,600.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2019

Notary Public

My commission expires: 7.8.2019

(AFFIX SEAL)

CORYLYN S. PRIEST STATE 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
William R. Jones, Jr.	**OWNER**	**Map 143-01-0-A Parcel 217-00co**
P. O. Box 367		
Humboldt, Tennessee 38343		

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,

Sandra Green, unmarried

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

William R. Jones, Jr.

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. 217 of the Windsor Terrace Condominiums, Phase II, 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 for Windsor Terrace Condominiums, 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, including without limitation the By-Laws appended thereto, of record in Book 7150, Page 946, said Register's Office, 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, Phase II, as set out on Exhibit "C" to the Amendment to the Master Deed, of record in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sandra Green, an unmarried woman, by Deed dated February 16, 2012, from D'Lisa R. Reynard, of record in Instrument No. 20120224-0016039, Register's Office for Davidson County, Tennessee.

Conveyance to the above described property is subject to the following: 1) The Plan as set out on Exhibit "C" to the Amendment to the Master Deed of record in Book 7436, Page 667, re-recorded in Book 7464, Page 297, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Storm Water Detention Agreement of record in Book 6680, Page 517, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of Windsor Terrace Condominiums of record in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee. 4) Master Deed for Windsor Terrace Condominiums, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, in Book 7729, Page 206, in Book 7980, Page 717, and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee. 5) By-Laws of Windsor Terrace Homeowners' Association, Inc., appended thereto in Book 7150, Page 946, said Register's Office. 6) Charter of Windsor Terrace Condominiums Homeowners' Association, Inc., of record in Book 7168, Page 683, and in Book 8097, Page 976, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **217 Windsor Terrace Dr., Nashville, TN 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 **3rd** day of **June, 2019.**

Sandra Green

Sandra Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sandra Green,** the within named seller, 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 at Nashville, Tennessee, this **3rd** day of **June, 2019.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.