WARRANTY DEED

Karen Johnson Davidson County
Batch# 263583 DEEDWARR
07/29/2019 02:36:33 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20190729-0074483

W-RT-19-235

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Shea and Suzanne Fuller	**New Owner**	
(NAME)	(NAME)	**143-01-0A-235.00-CO**
1016 Lakeside Court		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE LEWIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL SHEA AND SUZANNE FULLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 235 on the plan of Windsor Terrace Condominiums, Phase III, of record in Book 6250, page 869 and as shown as Exhibit "B" to the Second Amendment to the Master Deed of record in Book 7661, page 40, Register's Office for said County.

Being the same property conveyed to Stephanie Lewis Kimball by Quitclaim Deed from James B. Kimball of record in Instrument No. 20100719-0056302 Register's Office for Davidson County, Tennessee, dated June 08, 2010 and recorded on July 19, 2010.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Windsor Terrace Condominiums, and recorded in Book 7150, page 921, as amended in Book 7436, page 667, re recorded in Book 7464, page 297, amended in Book 7661, page 40; Book 7729, page 206 and Book 7980, page 717 and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6800, Page 411, in the Register's Office for Davidson County, Tennessee.
- Easement granted to TVA of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 6800, Page 409, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6800, Page 417 and Book 6680, Page 517, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Water Main of record in Book 8067, Page 689, in the Register's Office for Davidson County, Tennessee.
- Charter for Windsor Tower Condominiums Homeowners Association of record in Book 8097, Page 976, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **235 Windsor Terrace Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF JULY, 2019.

S. Lewis

Stephanie Lewis f/k/a Stephanie Lewis Kimball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LEWIS, the within named bargainor, 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, this the 26th of July, 2019.

Adam H. Jefferson

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212