Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 265054 DEEDWARR
08/01/2019 09:10:41 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20190801-0075847

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

CRT File No. 190621357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2019.

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9.30.19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Song Hui Chon 200 Windsor Terrace Drive Nashville TN 37221	Mortgage Assurance, Inc. 1200 Ashwood Pkwy, Ste 200 Atlanta, GA 30338	Tax Parcel ID No. 143-01-0A-200.00CO

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, **Rachel Ann Painter, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Song Hui Chon,** unmarried, ("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. 200 on the Plan of Windsor Terrace Condominiums, Phase II, Tract "A", shown as Exhibit "C" to an amendment, of the Master Deed of record in Book 7150, Page 921 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; Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, including without limitation by By-Laws appended thereto, of record in Book 7150, Page 948 said Register's Office. 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, re-recorded in Book 7464, Page 297, Register's Office, for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Ann Painter, unmarried by Warranty Deed from Julia A. Halstead, unmarried, recorded on the 31st day of March, 2014 in Instrument No. 20140331-0026491, 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 TERRACE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 869.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WINDSOR TERRACE Condominium of record in Book 7150, Page 921, as amended by instrument(s) of record in Book 7436, Page 667, re-recorded in Book 7464,

Page 297; Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717 and Instrument No. 20000811007991l; 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.

This is improved property located at 200 Windsor Terrace Drive Nashville TN 37221

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 24th day of July, 2019.

Rachel Ann Painter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Ann Painter, 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 24th day of July, 2019.

Notary Public

My Commission Expires: _____

