THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426659

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $314,500.00.

M. Spitznagle
Affiant

Subscribed and sworn to before me, this 29th day of May, 2020.

Janderson
Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 408660 **DEEDWARR**
06/01/2020 03:14:37 PM 2 pgs
Fees: $13.00 Taxes: $1,163.65
20200601-0056212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janelle S. Cisneros and Joe M. Cisneros 241 Windsor Terrace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-01-0A-241.00 CO

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, **Margaret M. Martin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janelle S. Cisneros and Joe M. Cisneros, wife and husband**, ("Grantees"), their 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. 241, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, Phase III, a horizontal property regime established by Master Deed, of record in Book 7150, Page 921, amended in Book 7436, Page 667, re-recorded in Book 7464, Page 297, amended in Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717, and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the aforementioned Master Deed of record in Book 7661, Page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARGARET M. MARTIN, by deed from ROBERT LANCASTER AND WIFE, WANDA LANCASTER, of record in Instrument No. 20100507-0035248 , dated May 4, 2010 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 143-01-0A-241.00 CO.

Matters shown on the Plan of record in Book 6250, Page 869, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums of record in Book 7150, Page 921, amended in Book 7436, Page 667, re-record in Book 7464, Page 297, amended in Book 7661, Page 40, Book 7729, page 206, Book 7980, Page 717, and in Instrument No. 20000811-0079911, said Register's Office.

Storm Water Detention Agreement of record in Book 6680, Page 517, said Register's Office.

This is improved property located at 241 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 29th day of May, 2020.

Margaret M. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret M. Martin, 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 29th day of May, 2020.

Notary Public

My Commission Expires: _____