WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

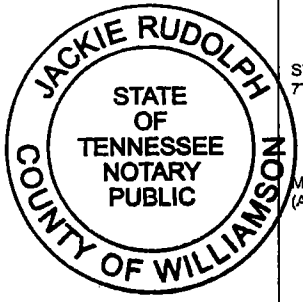
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 455442 DEEDWARR
08/12/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200812-0090201

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jean K. Brantley	Jean K. Brantley	
(NAME) 4215 Harding Pike Unit 312	(NAME) 4215 Harding Pike Unit 312	103-16-0B-035.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MINDY RENEE WRIGHT, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEAN K. BRANTLEY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 312 as shown on the Plat of Windsor Tower, a condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided 0.503% interest in the common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Subject to the terms covenants and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338 and its attendant By-Laws of record in Book 5313, Page 342, said Registers' Office.

Being the same property conveyed to Joyce B. Wright by Warranty deed from Meta G. Windmiller, unmarried of record in Book 8178, page 503, Register's Office for Davidson County, Tennessee, dated August 15, 1990 and recorded on August 20, 1990.

Being the same property conveyed to M. Norris Jenkins by Quitclaim deed from Joyce B. Wright of record in Instrument No. 20010302-0019724 Register's Office for Davidson County, Tennessee, dated May 11, 1993 and recorded on March 02, 2001.

Being the same property conveyed to Jimmy G. Wright by Quitclaim deed from M. Norris Jenkins of record in Instrument No. 20010302-0019745 Register's Office for Davidson County, Tennessee, dated February 02, 2001 and recorded on March 02, 2001.

Being the same property conveyed to Joyce B. Wright and Mindy Renee Wright, and their successors in trust, as Co-Trustees of the Jimmy G. Wright Exempt Family Trust by Quitclaim deed from Joyce B. Wright of record in Instrument No. 20120904-0079871 Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on September 04, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4215 Harding Pike Unit 312, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 the 7th day of August, 2020.

Mindy Renee Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of August, 2020, before me personally appeared Mindy Renee Wright, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2020.

Notary Public

My Comm. expires: 9.20.23

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022