WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 482973 DEEDWARR 09/24/2020 04:00:30 PM 3 pgs Fees: $18.00 Taxes: $878.75 20200924-0110212	The actual consideration or value, whichever is greater, for this transfer is **$237,500.00.** Affiant Subscribed and sworn to before me, this the 22nd day of September, 2020. Notary Public My commission expires 7/9/22 (AFFIX SEAL)

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
Emily Winter **Frank E. Winter, III** **Kathleen H. Winter**	New Owner	**Map 103-16-0-C Parcel 501.00co**
4225 Harding Pike #501		
Nashville, TN 37205		

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,

Andrew Collins Lawrence and Charlotte Flynn Lawrence, husband and wife

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

Emily Winter, unmarried, and Frank E. Winter, III and Kathleen Winter, husband and wife, joint tenants with right of survivorship

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 Unit No. 501, on the Horizontal Property Regime for Wellington Arms, of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements or Wellington Arms Condominiums, a horizontal property regime established by Master Deed of record in Book 5721, Page 241, corrected in Book 5740, page 897, and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Collins Lawrence, a single man, by Warranty Deed dated May 12, 2016 from David Byrne, an unmarried man, of record in Instrument No. 20160513-0047909, Register's Office for Davidson County, Tennessee.

Charlotte Flynn Lawrence, spouse of the above named Andrew Collins Lawrence, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 316, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Wellington Arms Condominiums, of record in Book 5721, Page 241, corrected in Book 5740, Page 897, and amended in Instrument No. 20001205-0119242 and By-Laws of Wellington Arms Homeowners' Association, Inc., appended thereto in Book 5721, Page 288, said Register's Office. Subject to the right of first refusal granted to the HOA. (3) Charter of Wellington Arms Homeowners' Association, Inc., of record in Book 5833, Page 312, said Register's Office. (4) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, Page 861, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4225 Harding Pike #501, Nashville, TN 37205**

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 881972

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 **22nd** day of **September, 2020.**

Andrew Collins Lawrence

Charlotte Flynn Lawrence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew Collins Lawrence and Charlotte Flynn Lawrence,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **September, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

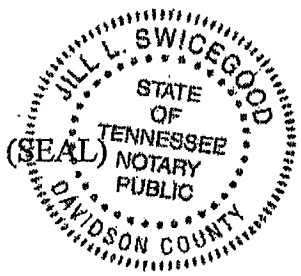
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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