WARRANTY DEED

Karen Johnson Davidson County
Batch# 597726 DEEDWARR
03/23/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210323-0037875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Kim Abate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2021.

Jill L. Swicegood
Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC, Ste 200, Franklin, TN 37064-6300
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gloria Harris Brinton	New Owner	103160B10100
(NAME)	(NAME)	
4215 Harding Pike, Unit 906		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I/we Andrew W. Potts, Trustee, of the Andrew W. Potts Trust dated January 13, 2020, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gloria Harris Brinton and Laura Lynn Brinton, Unmarried Woman, as tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 906, of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 71, Registers Office for said County, to which plan reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrew W. Potts, Trustee and his successors in trust, of the Andrew W. Potts Trust dated January 13, 2020 by Quitclaim Deed from Andrew W. Potts, dated 06/16/2020 and recorded 06/22/2020, of record in Instrument 202006220066752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 5200, Page 71, in the Register's Office for Davidson County, Tennessee;(2) Covenants, conditions, easements and restrictions recorded in Book 5313, Page 338, and amended recorded in Book 8666, Page 789, Register's Office for Davidson County Tennessee together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;(3) Agreement for Dedication of Easement as recorded in Book 3956, Page 943, Register's Office for Davidson County Tennessee;(4) Easement and Right of Entry Agreement as recorded in Book 9486, Page 948, Register's Office for Davidson County Tennessee;(5) Grant of Easement as recorded in Instrument 201103010016521, Register's Office for Davidson County, Tennessee;(6) Charter of Windsor Tower, Inc., record in Book 5256, Page 683,

Register's Office for Davidson County, Tennessee;(7) Charter of 4215 Harding Road Homeowners Association, Inc., of record in Book 5297, Page 370, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4215 Harding Pike, Unit 906, Nashville, TN 37205

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 22nd day of March, 2021.

The Andrew W. Potts Trust dated January 13, 2020

By: Andrew W. Potts Trustee
Andrew W. Potts, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew W. Potts, Trustee, of the Andrew W. Potts Trust dated January 13, 2020, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of March, 2021.

Kimberly D Hicks
Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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.

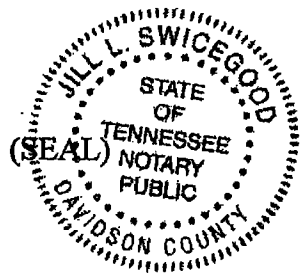
Attorney or Custodian

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.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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