Karen Johnson Davidson County
Batch# 633097 DEEDWARR
05/11/2021 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $5,457.50
20210511-0063325

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36125-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00. Affiant Subscribed and sworn to before me this 7th day of May, 2021. E. KIRKHAM GORE III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Alice Cobb, Frank Cobb, and Angela Cobb 4215 Harding Pike, #1010 Nashville, TN 37205	**Send Tax Bills To:** Alice Cobb, Frank Cobb, and Angela Cobb 4215 Harding Pike, #1010 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 103160B11600CO; 103160B11700CO; &11900CO

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, **Marcia J. White and husband, Donald J. White, who joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Marcia J. White,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Cobb, an unmarried woman, and Frank Cobb and Alice Cobb, husband and wife, as tenants in common with the right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4215 Harding Pike, #1010, #1009, and #1012, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of May, 2021.

Marcia J. White

Donald J. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marcia J. White and Donald J. White**, 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, at office, this 7th day of May, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. 1009, 1010 and 1012, on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Marcia J. White by Deed dated September 26, 2016 from Adam J. Liff, Trustee of The Adam J. Liff Living Trust of record in Instrument No. 20161011-0107436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, which have been prorated and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.

True Copy Certification

I, Deborah Rand, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

