Karen Johnson Davidson County
Batch# 654711 DEEDWARR
06/11/2021 10:28:54 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20210611-0078852

VICTORIA V. BUCKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$460,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2021.

Notary Public

My commission expires: 05-05-2025

(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
Wayne Foster Sharp **Denise Lounsbery Sharp**	**OWNERS**	**Map 103-16-0-B Parcel 078.00co**
4215 Harding Pike #707		
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,

Patricia R. McGarty, unmarried

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

Wayne Foster Sharp and Denise Lounsbery Sharp, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 707 of Windsor Tower Condominium Apartments, created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5313, Page 338 and as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof.

Being the same property conveyed to Patricia R. McGarty by Deed dated June 3, 2016 from Misty V. Parsley, formerly Misty V. Ballew, a married woman, of record in Instrument No. 20160607-0057183, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Condominiums, of record in Book 5313, page 338, and amended in Book 8666, page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, said Register's Office. 3) By-Laws of 4215 Harding Road Condominiums Homeowners' Association, Inc., of record in Book 5313, page 358, said Register's Office. 4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee. 5) Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, page 370, said Register's Office. 6) Easement and Right-of-Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable, of record in Book 9486, page 948, said Register's Office. 7) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Pike #707, Nashville, TN 37205**

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 **10th** day of **June, 2021.**

Patricia R. McGarty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia R. McGarty,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY