**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **550,000.00**.

Ginger Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Sept 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8. 2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 711768 **DEEDWARR**
09/08/2021 11:33:05 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210908-0120225

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ginger Wood Holloway Revocable Living Trust | NEW OWNER | |
| 4215 Harding Pike Unit 702 | | **103160B07300CO** |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Betty L. Mercy, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ginger Wood Holloway, Trustee of the Ginger Wood Holloway Revocable Living Trust u/a/d September 13, 2016,**

HEREINAFTER CALLED THE GRANTEE, HER SUCESSORS 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. 702 as shown on the Plat of Windsor Towers, a Condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in 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, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty L. Mercy, unmarried by Warranty deed from Jennie Snadon Atkeison and Alma Ash, Co-Executrices of the Estate of Florence Anna Stanfill Hamilton of record in Book 9082, page 672, Register's Office for Davidson County, Tennessee, dated September 15, 1993 and recorded on September 16, 1993.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4215 Harding Pike Unit 702, 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, 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 hand this the 7th day of September, 2021.

Betty L. Mercy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty L. Mercy,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF