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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038158** Karen Johnsor Davidson County Batch# 766039 **DEEDWARR** 12/02/2021 11:06:55 AM 2 pgs Fees: $13.00 Taxes: $1,461.50 20211202-0159729	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2021. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Amanda P. Lockwood 213 Windsor Terrace Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ CapStar Bank 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 143-01-0A-213.00 CO

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, **Dona Tapp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda P. Lockwood, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 213 on the Plan of Windsor Terrace Condominiums, as of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed of record in Book 7150, page 921. This conveyance is made subject 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 and Charter for the administration thereof; and is subject to easements, rights and interest in favor of 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 and opinions burdens, assessments and other undertakings contained in the Master Deed of record in Book 7150, page 927, and amended in Book 7436, page 667, and re-recorded in Book 7464, page 297, amended in Book 7661, page 40, Book 7729, page 206 and Book 7980, page 717, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to DONA TAPP, AN UNMARRIED WOMAN, by deed from JENNIFER LEE WILHITE, UNMARRIED, of record in Instrument No. 20050526-0059285 , dated May 12, 2005 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 143-01-0A-213.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 869, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums of record in Book 7150, Page 921, amended in Book 7436, Page 667, re-record in Book 7464, Page 297, amended in Book 7661, Page 40, Book 7729, page 206, Book 7980, Page 717, and in Instrument No. 20000811-0079911, said Register's Office.

Storm Water Detention Agreement of record in Book 6680, Page 517, said Register's Office.

This is improved property located at 213 Windsor Terrace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of November, 2021.

Dona Tapp by Charles Tapp Attorney in fact

Dona Tapp by Charles Tapp, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Tapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dona Tapp and that he is authorized by Dona Tapp to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of November, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____