BOX 14
36910-8

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2023. Notary Public My commission expires. 7/17/2027 (AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
Nancy G. Morris	New Owner	**Map 103-16-0-B Parcel 120.00CO**
905 Paddock Park		
Nashville, TN 37220		

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,

Ben Wright, married

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

Nancy G. Morris, unmarried

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

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1101 on the Plan of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, 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 of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081 and in Instrument No. 20210208-0017527, said Register's Office.

Being the same property conveyed to Ben Wright, an individual, by Warranty Deed dated September 8, 2006, from Robert Harlin Tosh [Robert Harlin Tosh and Robert H. Tosh, Sr., being one and the same person] and wife, Audrey Sue Tosh, of record in Instrument No. 20060908-0111671, Register's Office for Davidson County, Tennessee.

Denise Wright, spouse of the above named Ben Wright, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2)Sanitary Sewers and/or Storm Drainage Easement of record in Book 3956, Page 943, said Register's Office, 3)Master Deed of 4215 Harding Road Homeowners' Association Condominiums, of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, By-Laws appended there to in Book 5313, Page 358, said Register's Office. 4)Charter of 4515 Harding Road Homeowners' Association in Book 5297, Page 370, said Register's Office. 5) Easement and Right-of-Way of Entry Agreement to VSC Cable, Inc., dba Viacom Cable in Book 9486, Page 948, said Register's Office. 6)Grant of Easement for Comcast of Nashville I, LLC, in Instrument No. 20110301-0016521 & Instrument No. 20161212-0130101, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4215 Harding Pike #1101, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1045235 **DEEDWARR**
09/01/2023 11 23 54 AM 2 pgs
Fees $13 00 Taxes $2,830 50

20230901-0068758

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 28thday of **August, 2023.**

Ben Wright

Ben Wright

Denise Wright

Denise Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ben Wright and Denise Wright,** the within named sellers, 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 and official seal at Nashville, Tennessee, this28th day of **August, 2023.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.