****Re-Recording in correct county.****

Mid State

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 14:24 2 pgs
Fees:12.00 Taxes:0.00
20060825-0105412

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

STATE OF ~~TEXAS~~ TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Irvin Berry	W. Irvin Berry	~~Map 103-1613 parcel 099.00 CO (Unit 904)~~ and Map 103-16B Parcel 106.00 CO (Unit 911)
(NAME)	(NAME)	
4215 Harding Road	4215 Harding Road	Unit 904
(ADDRESS)	(ADDRESS)	Parcel
Nashville, TN 37205	Nashville, TN 37205	Map 103 16-0B-099-CO
(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, WE, Angela Cheryl Sherling Magli, married and Randolph R. Sherling, Jr., married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Irvin Berry and Annie Laurie Berry, 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:

The following described tracts or parcel of land in Davidson County, State of Tennessee, described as follows:

Being **Unit No. 904** as shown on the Plat of Windsor Tower, a condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners Association , as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Randolph R. Sherling and wife, Virginia B. Sherling by warranty deed of Victor J. D'Agnese and wife, Irene G. D'Agnese of record in Book 5972, page 851, Register's Office of Davidson County, Tennessee. The said Randolph R. Sherling having since died and by operation of law said property being vest in Virginia B. Sherling. The said Virginia B. Sherling having since died and by Last Will and Testament of Virginia B. Sherling Will Book 5518, page 1405233, Docket # 04P205, Probate Court, filed February 12, 2004, property being now vested in Randolph R. Sherling, Jr and Angela Cheryl Sherling Magli.

The following described tracts or parcel of land in Davidson County, State of Tennessee, described as follows:

Being **Unit No. 911** as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowners Association , as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Randolph R. Sherling and wife, Virginia B. Sherling by warranty deed of Buntin S. Moore and Father-in-law, Robert E. Moore of record in Book 5972, page 836, Register's Office of Davidson County, Tennessee. The said Randolph R. Sherling having since died and by operation of law said property being vest in Virginia B. Sherling. The said Virginia B. Sherling having since died and by Last Will and Testament of Virginia B. Sherling Will Book 5518, page 1405233,Docket # 04P205, Probate Court, filed February 12, 2004, property being now vested in Randolph R. Sherling, Jr and Angela Cheryl Sherling Magli.

This conveyance is subject to: 2006 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. Map 103-1613 Parcel 099.00 CO (Unit 904) Map 103-16B Parcel 106.00CO (Unit 911). Subject to all matters appearing of record in Plat Book 5200, page 71, Register's Office of Davidson County, Tennessee. Master Deed and By-Laws of record in Book 5313, page 338, Register's Office of Davidson County, Tennessee. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3956, page 943, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Road 904, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14 day of July, 2006.

Angela Cheryl Sherling Magli

Randolph R. Sherling, Jr.

STATE OF California

COUNTY OF Riverside

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Randolph R. Sherling, Jr., the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 78-015 Main St. #104, La Quinta, California this. 14 day of July, 2006.

Commission expires: Mar. 16, 2008

Notary Public

NANETTE K. HATFIELD
Commission # 1476584
Notary Public - California
Riverside County
My Comm. Expires Mar 16, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Angela Cheryl Sherling Magli., the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this. 18th day of July, 2006.

Commission expires:

Notary Public

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

BK/PG:3981/762-763

06035072

DEED	
07/19/2006	12:16 PM
BATCH	77525
MTG TAX	0.00
TRN TAX	1443.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1456.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS