BILL GARRETT, Davidson County
Trans:T20150075307 DEEDWARR
Recvd: 09/03/15 11:04 2 pgs
Fees:13.00 Taxes:2497.50
20150903-0089924

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, A.D., 2015, by and between

Eric Haldimann and Andrea Haldimann Husband and wife

First Parties, and

William J. Nutter
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT A OF LINDAWOOD-COLEWOOD CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040714-0083819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN THE FIRST AMENDMENT TO REGIME FOR LINDAWOOD-COLEWOOD CONDOMINIUM MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN INSTRUMENT NO. 20050225-0020936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS DEPICTED ON EXHIBIT "A" OF THE FIRST AMENDMENT FILED IN INSTRUMENT NO. 20050225-0020936, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ERIC HALDIMANN AND ANDREA HALDIMANN BY DEED FROM MARY FRANCES KERR, MARRIED, RECORDED ON JUNE 27, 2013, OF RECORD IN INSTRUMENT NO. 20130627-0066027, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
William J. Nutter
3600 Colewood Drive
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
New Owner

Map: 131-1-M Parcel 1 CO

CLT # _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

MR-PA-248959

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Eric Haldimann Andrea Haldimann

✓STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Eric Haldimann and Andrea Haldimann Husband and wife, 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, at office, this 22nd day of April 2015.

✓ _____ Notary Public

My Commission Expires: 6.5.15

LINDSAY W. SNIDER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: May 6, 2015

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 675,000.00. Affiant _____.

Subscribed and sworn to before me this 28th day of August, 20 15.

My Commission Expires: _____

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

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