Davidson County	DEEDWARR
Recvd: 10/22/15 14:35	6 pgs
Fees:33.00 Taxes:2497.50	
20151022-0107744	

#32687

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32687-10-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is geater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: William Turner, Catherine Turner 4215 Harding Pike #'s 1109 & 1111 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 16 0 B 128 00CO

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, **Teddi Waxelbaum Dial, Thomas Waxelbaum, Andrew Dial, Allyson Dial James a/k/a Allison Dial James, Samuel Dial, Marlee Waxelbaum a/k/a Marlee Jean Waxelbaum, Hannah Waxelbaum and Teal Waxelbaum a/k/a Erin Teal Waxelbaum, devisees under the Last Will and Testament of Erleen McDonald Garr**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Edward Turner, Jr. and Catherine Wilson Turner, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 4215 Harding Pike #'s 1109 & 1111, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of October, 2015.

Teddi Waxelbaum Dial

Thomas Waxelbaum by Teddi Waxelbaum Dial

Thomas Waxelbaum, by Teddi Waxelbaum Dial, Attorney-in-fact

Andrew Dial

Allyson Dial James aka Allison Dial James

Samuel Dial

Marlee Waxelbaum by Teddi Waxelbaum Dial

Marlee Waxelbaum, by Teddi Waxelbaum Dial, Attorney-in-fact

Hannah Waxelbaum by Teddi Waxelbaum Dial

Hannah Waxelbaum, by Teddi Waxelbaum Dial, Attorney-in-fact

Teal Waxelbaum by Teddi Waxelbaum Dial

Teal Waxelbaum, aka Erin Teal Waxelbaum, by Teddi Waxelbaum Dial, Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Teddi Waxelbaum Dial**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teddi Waxelbaum Dial**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Thomas Waxelbaum**, and she is authorized by **Thomas Waxelbaum** to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew Dial** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Allyson Dial James aka Allison Dial James,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Samuel Dial**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teddi Waxelbaum Dial**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Marlee Waxelbaum, a/k/a Marlee Jean Waxelbaum**, and she is authorized by **Marlee Waxelbaum, a/k/a Marlee Jean Waxelbaum** to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teddi Waxelbaum Dial**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Hannah Waxelbaum**, and she is authorized by Hannah Waxelbaum to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teddi Waxelbaum Dial**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Teal Waxelbaum, a/k/a Erin Teal Waxelbaum**, and she is authorized by **Teal Waxelbaum, a/k/a Erin Teal Waxelbaum** to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. 1109 and 1111 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Maurice Andris Garr, Jr. by deed dated March 20, 2000 from Dirthy M. McFall, unmarried of record in Instrument No. 200003220029130, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 14, 2002 of record in Instrument No. 20020117-0007117, Maurice Andris Garr, Jr. conveyed subject property to George E. Mudter, Jr., Trustee, who then conveyed subject property to M.A. Garr, Jr. and Erleen M. Garr, as joint tenants with right of survivorship. M.A. Garr, Jr. being one and the same as Maurice Andris Garr, Jr. died on November 12, 2002. Erleen M. Garr being one and the same as Erleen McDonald Garr died on May 29, 2015, leaving a Last Will and Testament filed and probated in Docket No. 15P1262, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Teddi Waxelbaum Dial, Thomas Waxelbaum, Andrew Dial, Allyson Dial James, Samuel Dial, Marlee Waxelbaum, Hannah Waxelbaum and Teal Waxelbaum.

This conveyance is made subject to:

1. 2015 City/County Taxes which havebeen paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for 4215 Harding Road Condominiums Homeowners Association, of record in Book 5313, page 338 and amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 5200, page 17, Register's Office for Davidson County, Tennessee.
6. Easement to VSC Cable Inc. of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

