Davidson County	DEEDWARR
Recvd: 11/03/15 11:07	4 pgs
Fees:23.00 Taxes:592.00	
20151103-0111853	

#32710

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32710-10-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is geater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 2nd day of November, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Emily Tuma 2025 Woodmont Blvd. #309 Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 11 0 J 309 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, **Patti M. Wexler and husband, Irwin M. Wexler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Tuma, unmarried** ("Grantee"), its 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 2025 Woodmont Blvd. #309, Nashville, TN 37215

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 2nd day of November, 2015.

Patti M. Wexler

Irwin M. Wexler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patti M. Wexler and Irwin M. Wexler**, 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 2nd day of November, 2015.

Notary Public

My Commission Expires:

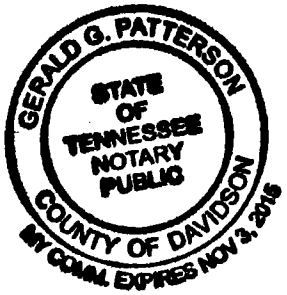


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 309, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Zachery M. Wexler, unmarried and Irwin M. Wexler, married, as tenants in common, by deed dated October 4, 2010 from Kathryn M. Nichols, unmarried, of record in Instrument Number 20101005-0079461, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 31, 2012 in Instrument No. 20130204-0011249, Zachery M. Wexler conveyed his interest in subject property to Patti M. Wexler and husband Irwin M. Wexler.

This conveyance is made subject to:

1. 2015 State/County Taxes which have been 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 (and By-Laws) for The Hillmont, of record in Instrument No. 200402001-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.
5. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, 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:

