WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061301 DEEDWARR
Recvd: 07/18/16 10:41 2 pgs
Fees:13.00 Taxes:806.60
20160718-0073376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Kathleen Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 18, 2017

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore N. Thaler and Andrea J. Thaler	New Owner	
(NAME)	(NAME)	
809 Marquette Drive		129-11A/14.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JAMES HARRIS AND MARGARET HARRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE N. THALER AND ANDREA J. THALER, HUSBAND AND WIFE**, 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. 1141, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1D horizontal property regime, established by Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being locates upon Lot no. 2 on the Plan of Phase 1-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Harris and Margaret Harris by deed from Lurene R. Steinhouse, Unmarried, dated June 30, 2008, of record in Instrument No. 20080716-0072914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Harris and Margaret Harris by deed from St. Henry's Property Development, Inc., dated February 1, 2011, of record in Instrument No. 20110203-0009771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 6250, Page 979, said Register's Office; Master Deed and Bylaws of record in Book 6933, Page 927, Book 7404, Page 766, Book 6042, Page 650, Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and Instrument No. 20020109-0003376, said Register's Office; Charter of record in Book 6076, Page 203, said Register's Office; and Easements of record in Book 4191, Page 157, Instrument No. 20061101-0135335, Book 6145, Page 293, Book 6824, Page 870, Book 6862, Page 384, and Book 7306, Page 289, said Register's Office.

This is unimproved / improved x property, known as 809 Marquette Drive, 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.

BOX 10-A

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

Witness my hand this 15 day of July, 2016

James C. Harris By Margaret attorney in fact

JAMES HARRIS, BY MARGARET HARRIS, ATTORNEY IN FACT

Margaret L Harris

MARGARET HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Harris, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2016, before me personally appeared Margaret Harris to me known to be the person who executed the foregoing instrument on behalf of James Harris and acknowledged that she executed the same as the free act and deed of James Harris.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019