BILL GARRETT, Davidson County
Trans:T20160089570 DEEDWARR
Recvd: 10/11/16 13:02 4 pgs
Fees:23.00 Taxes:5912.60
20161011-0107436

Book 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,598,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2016.

Notary Public

My Commission Expires: 10/8/17

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Marcia J. White		Unit 1009-103160B11600CO
4215 Harding Pike, #1010,	SAME	Unit 1010-103160B11700C0
Nashville, TN 37205		Unit 1012-103160B11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM J. LIFF, TRUSTEE OF THE ADAM J. LIFF LIVING TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARCIA J. WHITE**, hereinafter called the Grantee,

heir heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1009, 1010 and 1012 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 .765% interest (as to Unit 1009), an undivided .765% interest (as to Unit 1010) and an undivided .707% interest (as to Unit 1012) in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee, as amended at Book 8666, page 789, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam J. Liff Living Trust by deed from Thomas P. Stephens, Jr. and Frederick R. Stephens, Co-Executors of the Estate of Thomas P. Stephens, Sr., of record in Instrument No. 20050919-0112059, Register's Office for Davidson County, Tennessee. By Scrivener's Affidavit of record in Instrument No. 20051201-0144223, Register's Office for Davidson County, Tennessee, Grantee's name was corrected to read, Adam J. Liff, Trustee of the Adam J. Liff Living Trust (as to Unit 1009) and to Adam J. Liff, Trustee of the Adam J. Liff Living Trust by deed from Terry B. Martin, unmarried, of record in Instrument No. 20050919-0112060, Register's Office for Davidson County, Tennessee. (Unit 1010) and to Adam J. Liff, Trustee of the Adam J. Liff Living Trust by deed from Matthew Joel Miller, unmarried, of record in Instrument No. 20050919-0112058, Register's Office for Davidson County, Tennessee (Unit 1012).

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association, of record in Book 5313, page 338, as amended at Book 8666, page 7889, Register's Office for said County.

2. Matters shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.

3. 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.

4. Easement and Right of Entry Agreement between VSC Cable, Inc. dba Viacom Cable and 4215 Harding Road Homeowners, of record in Book 9488, page 948, Register's Office for Davidson County, Tennessee.

5. An Application to Combine Parcels filed February 24, 2006, of record in Instrument No. 20060224-0021850, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 4215 Harding Pike, #1010, #1012 & #1009, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of ~~October~~ September, 2016.

Adam J. Liff, Trustee

Adam J. Liff, Trustee

STATE OF CALIFORNIA)
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADAM J. LIFF, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of ~~October~~ September, 2016

Ashleigh Cresap
Notary Public

My Commission Expires: 07/10/2018

ASHLEIGH CRESAP
Commission # 2074079
Notary Public - California
Santa Barbara County
My Comm. Expires Jul 10, 2018