WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102105 DEEDWARR
Recvd: 11/18/16 09:46 2 pgs
Fees:13.00 Taxes:1091.50
20161118-0121726

G-VRES-16-2028-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Noreen L. Nalli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noreen L Nalli	new owner	
(NAME)	(NAME)	**117-11-0D-014.00-CO**
P.O. Box 121858		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN E. O'CONNOR, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOREEN L NALLI, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2028 of Turnberry Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Book 6686, page 166 , as amended in Book 6814, page 165, as supplemented in Book 8747, page 521, and further amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan E. O'Connor by Warranty deed from Kacy Cunningham, unmarried of record in Instrument No. 20131219-0128233 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on December 19, 2013.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable .
- All matters shown on the Plan as Exhibit "E " to Master Deed in Book 6686, page 166, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 establishing a Horizontal Property Regime of Turnberry Square Condominiums of record in Book 6686, page 166, amended in Book 6814, page 165, supplemented in Book 8747, page 521, and further amended in Book 9315, page 795,Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6849, page 237, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6686, page 197, amended in Instrument 200008010075604 and Instrument 200609120112658, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 6634, page 506, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2028 Graybar Ln , Nashville, Tennessee 37215-2138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2016.

Susan E. O'Connor

Susan E. O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN E. O'CONNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212