Davidson County	DEEDWARR
Recvd: 04/12/17 12:04	3 pgs
Fees:18.00 Taxes:1103.73	
20170412-0035828	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,306.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3361B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Flexer	NEW OWNER	103-14-0A-043.00-CO
4500 Post Rd. Unit D 43	P.O. Box 145	
Nashville, TN 37205	Centerville, TN 37033	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT L. NEADERTHAL, AS TRUSTEE OF THE ROBERT L. NEADERTHAL TRUST AND ELISE N. STRAUS, AS TRUSTEE OF THE ELISE N. STRAUS TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES FLEXER, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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, State of Tennessee, described as follows, to-wit:

Being Unit No. D-43, in a Horizontal Property Regime which is located on the Plan of The Hillwood, of record in Book 5200, page 43 and in Book 6250, page 503, Register 's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. William Neaderthal and wife, Norma G. Neaderthal by Warranty deed from Thomas V. White, Trustee of record in Book 5299, page 814, Register's Office for Davidson County, Tennessee, dated June 12, 1978 and recorded on June 16, 1978. Norma G. Neaderthal, having been predeceased by M. William Neaderthal, and having died on September 12, 2016, her interest in said property being devised equally to the Robert L. Neaderthal Trust and the Elise N. Straus Trust, by Last Will and Testament, of record in Case No. 16P-1854, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 43 and in Book 6250, Page 503, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Hillwood of record in Book 5280, Page 464, amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263, Instrument No.20081125-0115372 and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee.

This is property known as 4500 Post Rd. Unit D 43, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 10th day of April, 2017.

Robert L. Neaderthal Trust

BY: Robert L. Neaderthal

Robert L. Neaderthal, Trustee

Elise N. Straus Trust

BY: Elise N. Straus

Elise N. Straus, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Robert L. Neaderthal, Trustee of the Robert L. Neaderthal Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Elise N. Straus, Trustee of the Elise N. Straus Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3361B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

