Prepared by:
Mid-State Title, Inc.
[illegible] Ste 203-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065187 DEEDWARR
Recvd: 07/31/17 09:02 2 pgs
Fees:13.00 Taxes:1239.50
20170731-0077067

MST 2017-0920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

KCm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.11.2017

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kylie Ochsenreiter and Donald C. Ochsenreiter and Kelly Ochsenreiter	New Owners	117-11-0D-009.00-CO
(NAME)	(NAME)	
2018 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Bradford L. St. Clair, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kylie Ochsenreiter, unmarried, and Donald C. Ochsenreiter, and Kelly Ochsenreiter, husband and wife,** as Joint Tenants with Rights of Survivorship 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:

Land in Davidson County, Tennessee, being Unit No. 2018, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, Page 166, amended in Book 6814, Page 165, supplemented in Book 8747, Pages 521 and 536, and amended in Book 9315, Page 795, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Bradford L. St. Clair, a single man by Warranty deed from Elizabeth C. Driver, unmarried of record in Instrument No. 20120810-0071654 Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 10, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. 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 Turnberry Square Condominiums of record in Book 6686, Page 166, amended in Book 6814, Page 165, Book 8747, Page 521, Book 8747, Page 536 and Book 9315, Page 795, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6687, Page 197, amended in Instrument No. 20000801-0075604 and Instrument No. 20060912-0112658, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 6849, Page 237, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6634, Page 506, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2018 Graybar Lane, Nashville, TN 37215
(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.

Witness my/our hand(s) this 27th DAY OF July, 2017.

Bradford L. St. Clair

Bradford L. St. Clair

Rachel St. Clair joins in this conveyance to convey any and all marital interest she may have in subject property.

Rachel St. Clair

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradford L. St. Clair and Rachel St. Clair, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2017.

Rachel Figueroa

Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY