Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120049220 DEEDWARR
Recvd: 07/03/12 14:58 2 pgs
Fees:13.00 Taxes:1128.50

20120703-0058686

39-B
File #12-1179

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin Sandler and wife, Glynis Sandler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chyan-Yi Yeh-Shyr and wife, Yu Shyr**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 302, 807 Eighteenth Avenue Condominiums, as estiblished under Master Deed of record in Instrument Number 20041214-0148798, as amended 20041216-0149823 and 20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking spaces #40 and #42 are included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument Number 20051123-0142078, said Register's Office for Davidson County, Tennessee.
The appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Martin Sandler and Glynis Sandler, husband and wife by deed from 807 Eighteenth Partners, LLC, dated November 22, 2005, of record as Instrument Number 20051206-0146672, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 807 18th Avenue South #302, Nashville TN, 37203.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 29th day of June, 2012.

Martin Sandler

Glynis Sandler

State of Tennessee )
County of Davidson )

On this 29th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Martin Sandler and Glynis Sandler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 305,000.00.

Alliant

Sworn and subscribed before me on this the 29th day of June, 2012.

Notary Public

My Commission Expires: 11/3/15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Chyan-Yi Yeh-Shyr<br>807 18th Avenue South #302<br>Nashville, TN 37203 | SAME | 92-16-C-302 |