BILL GARRETT, Davidson County
Trans:T20130015628 DEEDWARR
Recvd: 02/25/13 14:55 3 pgs
Fees:18.00 Taxes:654.63

20130225-0018739

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Orange

The actual consideration or value, whichever is greater, for this transfer is $176,928.00.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2013.

Notary Public

My commission expires: 01-07-2015

TAL

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Walker Garland Bloodworth	New Owner	**092-16-0-C-113.00CO**
807 18th Ave. South, Unit 113		
Nashville, TN 37212		

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, WE,

William Sasser and wife, Sandra Sasser

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

Walker Garland Bloodworth

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 113, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, as re-recorded in Instrument No. 20060109-0003220, and further amended in Instrument No. 20051123-0142078, and as further described on Plan of record attached as Exhibit "E" to said Master Deed, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Master Deed and Amendments thereto..

Being the same property conveyed to William Sasser and wife, Sandra Sasser by Warranty Deed from Saunders Rental Properties, LLC, of record at Instrument No. 20060705-0080253, Register's Office for Davidson County, Tennessee, dated June 29, 2006, and recorded on July 5, 2006.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 807 18th Ave. South, Unit 113, Nashville, TN 37212.

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 HANDS EFFECTIVE AS OF February 12, 2013:

Notary Acknowledgment Attached

William Sasser

Sandra Sasser

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William Sasser and Sandra Sasser, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this the _____th day of February, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the _____th day of February, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the _____th day of February, 2013.

My Commission Expires:_____

_____
Notary Public

20131033R

ACKNOWLEDGMENT

State of California
County of Orange)

On February 12, 2013 before me, Christie Clingenpeel, Notary Public
(insert name and title of the officer)

personally appeared William Sasser and Sandra Sasser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHRISTIE CLINGENPEEL
Commission # 1920793
Notary Public - California
Orange County
My Comm. Expires Jan 7, 2015