WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/13 09:42 3 pgs
Fees:18.00 Taxes:1106.30
20130531-0054872

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/23/15

(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren D. Sanders	Franklin American Mortgage	104024A10100CO
(NAME)	(NAME)	
3102 West End Circle, Unit 101	501 Corporate Ctr. Dr., Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Yael Aschner, a married woman, Michael Aschner, and Judy Aschner, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren D. Sanders, unmarried, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 101 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Michael Aschner and wife, Judy Aschner, as tenants by the entirety as to a one-half undivided interest and Yael Aschner, an unmarried woman, as to a one-half undivided interest, all as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 29th day of May, 2007 in Instrument No. 20070529-0063534, as corrected at Instrument No. 20071119-0135358 and further corrected at Instrument No. 20071205-0140858, in the Register's Office of Davidson County, Tennessee.

Yael Aschner is now married. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to restrictive covenants of record in Instrument Number 200606160072004, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3102 West End Circle, Unit 101, Nashville, TN 37203
(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 our hands this 24th day of May, 2013.

Yael Aschner

Michael Aschner by: Yael Aschner, as Attorney in Fact

Judy Aschner, by Yael Aschner
Attorney in Fact

STATE OF COLORADO

COUNTY OF Arapahoe

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Yael Aschner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Judy Aschner, acting as that person's agent and attorney in fact, and the said Yael Aschner acknowledged that she executed the foregoing instrument as agent and attorney in fact for Judy Aschner for the purposes therein contained.

WITNESS my hand and seal, this 24th day of May, 2013.

My Commission Expires:

Notary Public,

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874090653
My Commission Expires Sept. 13, 2016

STATE OF COLORADO

COUNTY OF _____

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Yael Aschner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Michael Aschner, acting as that person's agent and attorney in fact, and the said Yael Aschner acknowledged that she executed the foregoing instrument as agent and attorney in fact for Michael Aschner for the purposes therein contained.

WITNESS my hand and seal, this 24th day of May, 2013.

My Commission Expires:

Notary Public,

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874090653
My Commission Expires Sept. 13, 2016

STATE OF COLORADO

COUNTY OF _____

On this 24th day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yael Aschner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874090653
My Commission Expires Sept. 13, 2016

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

