Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

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

39-B
File #14-1036

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 P. Sandler and wife, Glynis Sandler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Baugh, an unmarried man**, 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 No. 78 on the Plan of Coronado Condominiums, Phase III, a Condominium Apartment, of record in Book 5200, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The Premises is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other understakings contained in the Master Deed establishing a Horizontal Property Regime of Coronada Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329 and in Book 5306, Page 241, in Book 5522, Page 675 and in Book 5869, Page 269, and By-Laws of record in Book 4901, page 702 amended by Instrument No. 20100304-0016850, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Martin P. Sandler and wife, Gylnis Sandler, by deed from Mark F. Bauer, a single person, in the amount of $117,500.00, dated March 22, 1996, of record in Book 9991, page 410, 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.

BILL GARRETT, Davidson County
Trans:T20140014510 DEEDWARR
Recvd: 03/03/14 15:13 2 pgs
Fees:13.00 Taxes:619.75
20140303-0017821

This is improved property, known as: 904 Holly Forest, Nashville, TN, 37221.

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 28th day of February, 2014.

Martin P. Sandler

Glynis Sandler

State of Tennessee)
County of Davidson)

On this 28th day of February, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Martin P. 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,500.00.

Hope Patterson
Affiant

Sworn and subscribed before me on this the 28th day of February, 2014.

E. Mannix
Notary Public

My Commission Expires: 1-6-15

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Evan Baugh
904 Holly Forest
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-8-B-78