Davidson County DEEDWARR
Recvd: 05/28/15 09:19 3 pgs
Fees:18.00 Taxes:1461.50
20150528-0048941

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

#32379

File No.: **15-1141**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/22/2015**, by and between **Mary Elizabeth Williams, an unmarried individual** parties of the first part, and **Michael J. Sandler, Sr. and Kathy L. Sandler, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 25 feet of Lot No. 33 and the westerly 45 feet of Lot No. 32 of Block "A" on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Book 974, page 92, Register's for said County, and described as follows:

Beginning at a point in the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to John Luck and wife, by deed from Nellie T. Stokes and husband, of record in Book 1079, page 622, said Register's Office, said point being 1081.9 feet more or less west of the southwest intersection, of said Avenue and Brightwood Avenue; thence along Luck's easterly line southerly 169 feet more or less to an iron stake; thence easterly 70 feet to a point; thence northerly parallel to the first line 169 feet to a point in the southerly margin of Lombardy Avenue; thence with the margin of the same westerly 70 feet to the point of beginning.

Being the same property conveyed to Horace W. Williams and wife, Agnes Vaughan Williams by deed from David Thomas Coots and wife, Marguerite Daniel Coots, dated 10/03/1944, of record in Book 1306, page 277, Register's Office for Davidson County, Tennessee.

Further being the same property devised to Mary Elizabeth Williams by Last Will and Testament of Agnes V. Williams, of record in Book 10456, page 686, Register's Office for Davidson County, Tennessee. Agnes V. Williams was a widow at her death, her husband, Horace W. Williams having died in 1986 and she never remarried.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **117 07 0 038.00**
☒ Improved **1903 Lombardy Ave, Nashville, TN 37215**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary Elizabeth Williams

Mary Elizabeth Williams

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mary Elizabeth Williams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of May, 2015..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Michael J. Sandler, Sr. and Kathy L. Sandler**

and Address: **1903 Lombardy Ave, Nashville, TN 37215**

Mail tax bills to:

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$395,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of May, 2015..

Notary Public

My Commission Expires: _____

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016