BILL GARRETT, Davidson County
Trans: T20170047281 DEEDWARR
Recvd: 06/05/17 09:06 2 pgs
Fees: 13.00 Taxes: 1465.20
20170605-0055561

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linus D. Catignani	New owner	117 07 0 038.00
(NAME)	(NAME)	
1903 Lombardy Avenue	1720 Linden Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael J. Sandler Sr. and Kathy L. Sandler, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linus D. Catignani, an unmarried person**, 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:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, 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 Michael J. Sandler, Sr. and Kathy L. Sandler, husband and wife by Warranty Deed from Mary Elizabeth Williams, an unmarried individual, filed for record 05/28/2015 in Instrument No. 20150528-0048941, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1903 Lombardy Avenue, Nashville, TN 37215
(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 2nd day of June, 2017.

Michael J. Sandler Sr.

Kathy L. Sandler

State of Tennessee
County of Davidson

On this 2nd day of June, 2017, before me, a Notary public in and for said County and State, personally appeared Michael J. Sandler, Sr. and Kathy L. Sandler, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public _____

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019