Bill Garrett Davidson County
Batch# 1677 DEEDWARR
09/18/2017 10:49:14 AM 2 pgs
Fees: $13.00 Taxes: $1,761.20
20170918-0095102

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59169
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Sandler Sr. Kathy L. Sandler 4400 Belmont Park Terrace, #198 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131030C19800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$476,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary L. Corona, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Sandler, Sr. and Kathy L. Sandler, husband and wife**, 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 Building Site No. 198 on the Plan of Arden Place, Section Seven of record in Book 4955, page 90, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary L. Corona, a single woman by Warranty Deed from Bertie Sue Moore, a single woman, dated January 15, 1979 and recorded on January 16, 1979 of record in Book 5385, page 705, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4955, page 90, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455; Book 4819, page 564; Book 4916, page 277; Book 5019, page 942; Book 5091, page 66; Book 5129, page 129; Book 5163, page 384; Instrument No. 20070816-0098235, and Instrument No. 20140801-0069316, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4400 Belmont Park Terrace, # 198, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2017.

Mary L. Corona
Mary L. Corona

State of Tennessee

County of Davidson

On this 14th day of September, 2017, before me the undersigned authority, personally appeared Mary L. Corona, 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

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $476,000.00.

D. Shea Hor
Affiant

Sworn and subscribed before me this 14th day of September, 2017.

Notary

My Commission Expires: 5-6-19