Bill Garrett Davidson County
Batch# 48377 DEEDWARR
01/17/2018 02:17:18 PM 2 pgs
Fees: $13.00 Taxes: $1,344.95

20180117-0004883

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$363,500.00.**

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 11th day of JANUARY, 2018

Tracey Perry
Notary Public

My commission expires: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATHRYN S. GETTELFINGER	**NEW OWNER**	**116-03-0G-003.00 CO**
4301 Ashley Park Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANE F. SAUER, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KATHRYN S. GETTELFINGER, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 4301 as shown on the Plan of Ashley Park, as established by Master Deed of record in Book 7128, page 29, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit B of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to JANE F. SAUER, WIDOWED, by deed from CARNES HILL, UNMARRIED, of record in Instrument No. 20070123-0009348, dated January 15, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4301 Ashley Park Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 10th day of January, 2018.

Jane F. Sauer
By: Mary Beth Bauer, Her Attorney in Fact
JANE F. SAUER
BY: MARY BETH BAUER, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 10th day of January, 2018, before me personally appeared MARY BETH BAUER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANE F. SAUER, and who acknowledged that she executed the same as the free act and deed of JANE F. SAUER.

Notary Public

My Commission expires: 8.20.2019

