Karen Y Johnson Davidson County
Batch# 140505 DEEDWARR
09/13/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $303.40
20180913-0090884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180306TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chrispher A Sandmeyer and Alejandra De Luna, husband and wife	Chrispher A Sandmeyer and Alejandra De Luna, husband and wife	
(NAME) 500 Paragon Mills Road N-15	(NAME) 500 Paragon Mills Road N-15	133-11-0A-092.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eighty-Two Thousand And No/100 Dollars ($82,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY A. EVERSON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISPHER A SANDMEYER AND ALEJANDRA DE LUNA, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit No. N-15 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nancy A. Everson, a single person by Warranty deed from Mildred F. Lantz Asplint, a married man of record in Book 9705, page 746, Register's Office for Davidson County, Tennessee, dated June 15, 1995 and recorded on June 19, 1995.

unimproved ☐
This is improved ☒ property, known as 500 Paragon Mills Road N-15, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Nancy A. Everson, a single person this 12 day of September 2018.

Nancy A Everson
Nancy A. Everson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of September, 2018 before me personally appeared Nancy A. Everson, a single person to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 12 day of September, 2018.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

