WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143925 DEEDWARR
09/21/2018 01:44:07 PM 2 pgs
Fees: $13.00 Taxes: $377.40

20180921-0093842

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Sammy Glassco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JULY 8, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).:
Eva Bangert and Joseph P. Bauer	Eva Bangert and Joseph P. Bauer	133-11A-73
(NAME)	(NAME)	
2440 Center Point Rd	2440 Center Point Rd	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182599

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, **I, Martha Hammonds, Administrator of the Estate of Sammy Glassco, deceased**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Eva Bangert, an unmarried woman and Joseph P. Bauer, an unmarried man, as tenants in common with rights of survivorship**, 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. M-10 of Canterbury Hall Condominiums, of record in Plat Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sammy Glassco, an unmarried man by deed from Sharon J. Utin, unmarried, dated January 3, 2007, of record in Instrument No. 20070104-0001560, Register's Office for Davidson County, Tennessee. The said Sammy Glassco having since died intestate on April 4, 2018 and Martha Hammonds was appointed as Administrator of the Estate of Sammy Ray Glassco in Docket No. 18P-858, Davidson County Court Clerk's Office for Davidson County, Tennessee. By Order Approving Contract filed on September 14, 2018, the Administrator is authorized to sign the deed and all closing documents.

Unimproved ☐

This is improved ☒ property, known as 500 Paragon Mills Road Unit M-10, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of September, 2018

The Estate of Sammy Glassco, deceased

BY: Martha Hammonds
Martha Hammonds, Administrator

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Hammonds, Administrator of the Estate of Sammy Glassco, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of September, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY