RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 216691 DEEDWARR
04/12/2019 09:10:19 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50

20190412-0033434

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 10th DAY OF APRIL, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires July 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Randall Ellis and Wend D. Ellis	New Owner	104080P00300CO
(NAME) 1815 Capers Avenue	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 9th day of April, 2019, by and between **Beau Lintereur and Anna Lintereur, husband and wife,** party of the first part and **Christopher Randall Ellis and Wendy D. Ellis, husband and wife,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 3 of the Horizontal Property Regime known as Commodore Capers Townhomes, created by that certain Master Deed and By Laws of record as Instrument No. 20030811-0114231, amended at Instrument No. 20071121-0136450, Register's Office for the Davidson County, Tennessee, together with all rights in the common elements of Commodore Capers Townhomes which accrue to the owners of such units.

Being the same property conveyed to Beau Lintereur, an unmarried person by Warranty Deed from Sanat Sanghani and wife, Vina Sanghani, dated June 18, 2013 and recorded June 26, 2013 of record in Instrument No. 20130626-0065807, Register's Office for Davidson County, Tennessee.

Anna Lintereur joins herein to convey any interest which she might have in the subject real estate, by virtue of her marriage to Beau Lintereur.

This property is improved property known as: 1815 Capers Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

BEAU LINTEREUR

ANNA LINTEREUR

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BEAU LINTEREUR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2019.

Commission expires:

ANNA WYLONIS-CONNORS
Notary Public, State of Indiana
Bartholomew County
Commission # 672365
My Commission Expires
August 31, 2023

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANNA LINTEREUR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2019.

Commission expires:

ANNA WYLONIS-CONNORS
Notary Public, State of Indiana
Bartholomew County
Commission # 672365
My Commission Expires
August 31, 2023

Notary Public

EXHIBIT B

Rights of the Co-Owners of The Commodore Capers in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20030811-0114231, Amendment recorded as Instrument No. 20071121-0136450 and Amendment recorded as Instrument No. 20160108-0002027 Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.

Agreement for Dedication of Easement recorded in Instrument No. 20031212-0178266 in the Register's Office of Davidson County, Tennessee.