THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25852

Karen Johnson Davidson County
Batch# 228861 DEEDWARR
05/13/2019 09:49:37 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190513-0044493

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE.
RETURN TO:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leopoldo Henrique Sapene	Wells Fargo Bank, N.A.	MAP
21 Vaughns Gap Road #7	PO Box 51162	PARCEL 129-15-0A-007.00-CO
Nashville, TN 37205	Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kristopher E. Miller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leopoldo Henrique Sapene**

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. 7 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended in Tennessee Code Annotated, and as established by the Master Deed, establishing Belle Meade Highlands Condominiums, of record in Book 7091, page 302, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Kristopher E. Miller, unmarried by Warranty deed from Donald G. Calverley, unmarried of record in Instrument No. 20070424-0048849 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 24, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **21 Vaughns Gap Road #7, 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 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.

Witness 7th hand(s) this the 7th day of May, 2019.

Kristopher E. Miller

Kristopher E. Miller

STATE OF Louisiana
COUNTY OF East Baton Rouge

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristopher E. Miller** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2019.

My Commission expires: with life

Notary Public

DANA FONTENOT - ID NO. 60388 NOTARY PUBLIC COMMISSIONED FOR LIFE ASCENSION PARISH, LA

NOTARY ATTESTS TO SIGNATURE ONLY AND NOT TO THE CONTENTS OF THIS DOCUMENT. NO LEGAL SERVICES WERE PROVIDED