THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420266

Karen Johnson Davidson County
Batch# 231765 DEEDWARR
05/20/2019 08:42:29 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190520-0047040

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2019.

Notary Public
My Commission Expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer J. Sailer Frank B. Sailer 1419A Otay Nashville TN 37216	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity P.O. Box 0054 Palatine, IL 60055-0054	Tax Parcel ID No. 072-11-0R-001. CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Chandler Waits and Nisha Waits, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer J. Sailer and Frank B. Sailer, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1419 Otay Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150424-0037060, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Chandler Waits and Nisha Waits, husband and wife by Warranty Deed from VBS Holdings, GP, a Tennessee General Partnership, recorded on the 4th day of April, 2017 in Instrument No. 20170404-0032544, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTGOMERY HEIGHTS, as recorded in Plat Book 332, Page(s) 47.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150424-0037060.

This is improved property located at 1419A Otay Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2019.

Jeffrey Chandler Waits by Nathan L. Powers, Attorney in fact
Jeffrey Chandler Waits
BY: Nathan L. Powers, Attorney-in-fact

Nisha Waits by Nathan L. Powers attorney in fact
Nisha Waits
BY: Nathan L. Powers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey Chandler Waits and that he is authorized by Jeffrey Chandler Waits to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of May, 2019.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2024

M ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nisha Waits and that he is authorized by Nisha Waits to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of May, 2019.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2024

M ALEXIS MENDL STATE OF [illegible] PUBLIC COUNTY OF DAVIDSON