WARRANTY DEED

Karen Johnson Davidson County
Batch# 292248 DEEDWARR
09/27/2019 10:08:42 AM 2 pgs
Fees: $13.00 Taxes: $410.70

20190927-0098438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kaitlyn Kasperski	Fifth Third Bank	133 11 0A 092.00
(NAME)	(NAME)	
500 Paragon Mills Road, Unit N-15	3050 Kingsley Dr. md 1moc BQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher A. Sandmeyer and Alejandra De Luna, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaitlyn Kasperski**, 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 Deed from Mildred F. Lantz Asplint, a married woman and John R. Asplint dated June 15, 1995 and recorded June 19, 1995 in Book 9705, Page 746, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christopher A. Sandmeyer and Alejandra De Luna, husband and wife by Warranty Deed from Nancy A. Everson, a single person September 12, 2018 and recorded September 13, 2018 as Instrument No. 201809130090884, in said Register's Office for Davidson County, Tennessee. *Affidavit of Scrivener's Error recorded as instrument No. 201811260115373*, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 500 Paragon Mills Road, Unit N-15, Nashville, TN 37211

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 our hands this 20th day of September 2019

Christopher A. Sandmeyer

Alejandra De Luna

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher A. Sandmeyer and Alejandra De Luna, husband and wife, the 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 and official seal, this the .

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1908800SSO