Karen Johnson Davidson County
Batch# 496664 DEEDWARR
10/15/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20201015-0120261

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930631

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2020.

Notary Public
My Commission Expires: 3.17.2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alberto Alejandro Ayala De La 500 Paragon Mills Road Nashville TN 37211	New Owner	Tax Parcel ID No. 133 11 0A 006.00

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, **Edwin L. Grinder and Barbara Jean WT Grinder, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Alberto Alejandro Ayala De La Cruz, unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. A-6 of Canterbury Hall Condominium, a condominium or horizontal property regime established by 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, said Register's Office, and shown on a Plan of record in Book 5200, Page 159, said Register's Office.

Being the same property conveyed to Barbara Jean W. T. Grinder and husband, Edwin L. Grinder, by Quit Claim Deed from Barbara W. Thompson now known as Barbara Jean W. T. Grinder, married, of record in Instrument No. 20150401-0028079, in the Register's Office of Davidson County, Tennessee, dated March 30, 2015 and recorded on April 01, 2015.

Being the same property conveyed to Barbara W. Thompson, single by Warranty Deed from James E. Stanford, single, of record in Book 7329, Page 374, in the Register's Office of Davidson County, Tennessee, dated September 16, 1986 and recorded on August 19, 1987.

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 2021, not yet due and payable and all years thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL, as recorded in Plat Book 3842, Page(s) 235.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CANTERBURY HALL Condominium of record in Book 5440, Page 255, as amended by instrument(s) of record in Book 5441, Page 819 and as amendment to Bylaws recorded in Book 5865, Page 101; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 647.

Easement for Sanitary Sewer, recorded in Book 4337, Page 544.

Easement for Utilities, recorded in Instrument Nos. 20090615-0055410, 20140924-0087652 and 20190118-0005331.

This is improved property located at 500 Paragon Mills Road Nashville TN 37211

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 14th day of October, 2020.

Edwin L. Grinder
by Barbara Jean W. T. Grinder
Edwin L. Grinder by Barbara Jean W.T. Grinder as Attorney-in-Fact
as Attorney-in-fact

Barbara Jean W. J. Grinder
Barbara Jean W.T. Grinder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Jean W.T. Grinder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edwin L. Grinder and that she is authorized by Edwin L. Grinder to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of October, 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Jean W.T. Grinder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public My Commission Expires:

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021