# WARRANTY DEED

13.00
569.80
582.80

PATRICIA R. RIVERA NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-21-2010

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Theresa Lindsey James M. Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Patricia R Rivera
Notary Public

MY COMMISSION EXPIRES: 2-21-2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tennille Forsman | Same | 135-12-0-E/310.00CO |
| (NAME) | (NAME) | |
| 2608 Nashboro Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 04/27/06 10:12 2 pgs
Fees:13.00 Taxes:569.80
20060427-0048146

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, WE, **Theresa Lindsey and husband James Lindsey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennille Forsman**, a married person 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. 310, Nashboro Village, Tract 21, Phase II, as set forth in Instrument No. 200502222001881 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theresa Lindsey and husband James Lindsey by Warranty Deed from Marquis Homes, LLC dated November 18th, 2005 and filed for record in Instrument NO. 20051123-0141826 in the Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Marquis Homes LLC by Warranty Deed from Vastland Nashboro Development, LLC of record in Instrument No. 20050421-0044520, Register's Office for Davidson County, Tennessee dated April 8, 2005. Previously being the same property conveyed to Vastland Nashboro Development LLC by Warranty Deed from W D Properties of record in Instrument No. 20020507-0056328, Register's Offices for Davidson County, Tennessee dated May 3, 2002.

Subject to any and all matters as shown on the Plan of Record in Instrument No. 200502222001881 4 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
Covenants, conditions, restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840, and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4821, Page 109, Book 7225, Page 239, Book 11549, Page 299, Register's Office for Davidson County, Tennessee.

Restriction of record in Instrument # 20050222-0018813, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument # 200502220018814, for Nashboro Village Tract 21, Phase II, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines if any and all easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 2608 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 April, 2006.

Theresa Lindsey

James Lindsey

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Theresa Lindsey and James Lindsey the bargainor (s), 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 and official seal at Members Choice Ctthis 14 day of April, 2006.

Commission expires: 2-21-2010

Notary Public

PATRICIA R. RIVERA NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-21-2010