WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 09:43 3 pgs
Fees:13.00 Taxes:416.25
20070829-0103534

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/16/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Olson	Wells Fargo Bank, NA	086140A11800CO
(NAME)	(NAME)	
118 Thistle Lane	5000 New Northside Dr #720	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30328	
(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, WE, Nathan Carman and Amy Carman, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Olson and wife, Glenda Olsen, 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. 118 on the Plan of Hermitage Meadows Subdivision, Stage One, as of record in Book 5200, Page 507, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal.

Being the same property conveyed to Nathan Carman and Amy Carman, married, by Warranty Deed dated March 22, 2004 from Monica Ann Dion, married of record in Instrument No. 20040325-0033775, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nathan Carman and Amy Carman by Terry DeSelms as his/her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070829-0103533, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 118 Thistle Lane, Hermitage, TN 37076

(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 27 day of August, 2007.

Nathan Carman
By: Terry DeSelms as his Attorney-In-Fact

Amy Carman
By: Terry DeSelms as her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27 day of August, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Nathan Carman and Amy Carman, and acknowledged that he/she executed the same as the free act and deed of the said Terry DeSelms, through Power of Attorney granted Terry DeSelms by the said Nathan Carman and Amy Carman.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry DeSelms, 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.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: DAVIDSON COUNTY

Notary Public

Certificate of Authenticity

I, Lori Holloway, 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 Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway 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: 11/24/07.

Notary's Seal (If on paper)

