# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033180 DEEDWARR
Recvd: 06/02/10 10:22 2 pgs
Fees:13.00 Taxes:1776.00
20100602-0042455

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **David Richard Carlson**<br>**Lauren Sims Carlson** | **Pinnacle National Bank** | **117-1-39** |
| (NAME) | (NAME) | |
| **3100 Woodlawn Drive** | **211 Commerce Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Nashville, TN 37201** | |
| (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, **Roseann Maikis and Robert Scott Montano, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Richard Carlson and Lauren Sims Carlson, husband and wife,** 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 in the 7th Civil District of said County and State, being Lot No. 1 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, described according to a survey made by T.R. Sanford, Surveyor, April 4, 1949, as revised by survey by James A. Hamilton, Surveyor, dated June 14, 1950, as follows:

Beginning on the northerly margin of Woodlawn Drive 559.75 feet east of the easterly line of property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al. of record in Book 1394, Page 187, Register's Office for said county, being the corner of Lots Nos. 1 and 2: thence with the line between said lots, north 0 deg. 09 min. East 339.2 feet to an iron pin; thence south 88 deg. 0 min. east 107 feet, more or less, to the westerly margin of Richland Golf Course property thence with their west line, south 0 deg. 09 min. west 336.3 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, westwardly 110.25 feet, more or less, to the beginning.

Being the same property conveyed to Roseann Maikis and Robert Scott Montano, husband and wife by deed dated March 30, 2002 from Robert Nathan Poss and wife, Alison O. Poss of record in Instrument No. 20020402-0039908, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3100 Woodlawn Drive, Nashville, TN 37215**

(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 28th day of May, 2010.

RSM by RTS, her attorney in fact

Roseann Maikis, by Robert Scott Montano, her attorney in fact

Robert Scott Montano

STATE OF TENNESSEE

COUNTY OF DAVIDSON

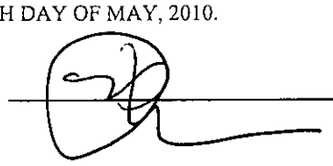
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Scott Montano, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF MAY, 2010.

Commission expires:




My Commission Expires JULY 5, 2011



Notary Public

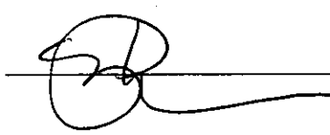
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Scott Montano and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Roseann Maikis, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF MAY, 2010.

Commission expires:



Notary Public




My Commission Expires JULY 5, 2011