WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110061362 DEEDWARR
Recvd: 10/03/11 13:05 2 pgs
Fees:13.00 Taxes:277.50
20111003-0076439

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 07-21-2013

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mandy Cherie Blaul	Same As Owner	135120A07700 & 135120A00600
(NAME)	(NAME)	
2011 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Vincent A. Culhane and Carolyn Milhiser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mandy Cherie Blaul, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2011 and Garage Unit No. 2011-G on the plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, Page 30 as amended in Book 6153, Page 252 and Instrument 200906030051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Vincent A. Culhane and Carolyn Milhiser, both unmarried by Deed from Paul N. Nelson and wife, Teri Lee Nelson, dated 11/01/1996 and filed for record on 11/07/1996 in Book 10252, Page 767, Register's Office for Davidson County, Tennessee.

The said Vincent A. Culhane and Carolyn Milhiser are now Husband and Wife.

The said Carolyn Milhiser having since married is also known as Carolyn Milhiser Culhane.

All matters as set forth per Plat Book 4660, Page 22, Plat Book 4675, Page 121, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, said Register's Office.

Master Deed and By-Laws filed for record in Book 4827, Page 30, said Register's Office. Said Masterdeed was amended of record in Book 6153, Page 252 and in Instrument 200906030051209 , said Register's Office.

Charter of record in Book 4828, Page 829 and Book 4828, Page 834, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2011 Nashboro Boulevard, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23 day of September, 2011.

Vincent A. Culhane

Carolyn Milhiser

State of NEW JERSEY
County of Union

Personally appeared before me Vincent A. Culhane and Carolyn Milhiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23 day of September, 2011.

Notary Public Escrow Officer
My Commission Expires: 7/29/2016

ASSAD NASRALLA
Notary Public
State of New Jersey
My Commission Expires Jul 29, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122