WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/11 15:57 3 pgs
Fees:18.00 Taxes:592.00
20111107-0087069

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.
Cynthia M. Wiseman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of **October, 2011**
Notary Public
MY COMMISSION EXPIRES: LIFE
(AFFIX SEAL)

MARIELOU T RAY
Notary Public
State of Louisiana
Notary ID Number 86505

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kaludis	Fifth Third Mortgage Company, ISAOA	09304000500
(NAME)	(NAME)	
616 Boscobel Street	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Cynthia M. Wiseman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Kaludis**, 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 Lot 39, J.S. Williams Addition Edgefield, as recorded in Book 21, Page 45, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot 39 fronts 50 feet on the southerly margin of Boscobel Street and sunning back between parallel lines 175 feet to an alley.

Being the same property conveyed to Cynthia M. Wiseman by Warranty Deed from Karen Lee Charlton, dated October 29, 2004 and filed of record on November 1, 2004 in Instrument Number 20041101-0130874, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 616 Boscobel Street, Nashville, TN 37206

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, has 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 28 day of **October, 2011**

Cynthia M. Wiseman

Cynthia M. Wiseman

STATE OF ~~Tennessee~~ Louisiana

PARISH ~~COUNTY~~ OF ORLEANS

Personally appeared before me, the undersigned authority, **Cynthia M. Wiseman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of **October, 2011**

Notary Public

My commission expires: LIFE

MARIELOU T RAY
Notary Public
State of Louisiana
Notary ID Number 86505

I, Dawn D Chase 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 TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase 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: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).