WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 5/4/15

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Clark	Mortgage Investors Group	181020a09900co
(NAME)	(NAME)	
8421 Callabee Way F-1	8320 East Walther Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Knoxville TN 37923	
(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, Michael Nielsen and wife, Andra R. Nielsen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane Clark, _____, 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. F-1 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. Seq., as amended, of record as Instrument No. 20060306-0025685 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, E3 of said Master Deed.

Being the same property conveyed to Michael Nielsen, unmarried, by warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 28, 2007, of record in Instrument No. 20070330-0038477, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael Nielsen and Andra R. Nielsen by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120530006556, 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 · 8421 Callabee Way F-1, Cane Ridge, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120039347 DEEDWARR
Recvd: 05/30/12 10:26 2 pgs
Fees:13.00 Taxes:481.00
20120530-0046557

Witness my hand this 17th day of May, 2012.

Michael Nielsen by
Michael Nielsen
By: ~~Terry DeSelms Attorney in Fact~~ Attorney in fact

Andra R Nielsen by
Andra R. Nielsen
By: Terry DeSelms Attorney in Fact Attorney in fact

STATE OF TENNESSEE Tennessee
COUNTY OF Williamson

On this 17th day of May, 2012, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Michael Nielsen and Andra Nielsen, and acknowledged that he executed the same as the free act and deed of the said Michael Nielsen and Andra R. Nielsen, through Power of Attorney granted him by the said Michael Nielsen and Andra R. Nielsen.

Witness my hand and official seal at Franklin, Tennessee this 17th day of May, 2012.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka
Notary Public