WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032456 DEEDWARR
Recvd: 04/19/13 14:24 2 pgs
Fees:13.00 Taxes:314.50
20130419-0039284

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evangela Mahone	Evangela Mahone	135120A02100CO
(NAME)	(NAME)	
2043 Nashboro Boulevard	2043 Nashboro Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Monkstump Asset Management, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evangela Mahone, unmarried, Jasman Mahone, unmarried and Dominque Vine, unmarried, tenants in common with rights of survivorship**, 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. 2043 of Nashboro Village Twelve (12) Condominium and Garage Unit No. -0- of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers; dated November 1, 1973, and record in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee, together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Deed Book 4827, page 30, as amended in Book 6153, page 252, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.03% interest in the Common elements of the Nashboro Village Twelve (12) Condominium.

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 2043 Nashboro Boulevard, Nashville, TN 37217

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 **15th** day of **April, 2013**

Monkstump Asset Management, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Joshua A. Stump, whom I am personally acquainted and upon his/her/their oath acknowledged himself/herself/theirselves to be the Managing Member and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of Monkstump Asset Management, LLC.

Witness my hand and official seal, this **15th** day of **April, 2013**

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. TN.

Notary Public

My commission expires: 11-19-14

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122