BILL GARRETT, Davidson County
Trans:T20130045526 DEEDWARR
Recvd: 05/31/13 13:39 2 pgs
Fees:13.00 Taxes:2682.50
20130531-0055163

WARRANTY DEED

BR13-0210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shilpa R. Carlson	Shilpa R. Carlson	
210 Wilsonia Avenue	(NAME) 210 Wilsonia Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	103-14-079.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH D. CHENGER UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHILPA R. CARLSON AND MICHAEL W. CARLSON WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 54-1/2 feet front and 40 feet rear of Lot No. 22 and the westerly 120-1/2 feet front and 125 feet rear of Lot No. 23 of Block "E", on the Map of Hillwood Estates, Blocks "A" "B" "C" "D" & "E", of record in Plat Book 1835, Pages 59 and 60, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 22 and 23 front together 175 feet on the northerly side of Wilsonia Avenue and run back 196 feet, more or less, on the easterly line and 195 feet, more or less, on the westerly line to a dead line, measuring 165 feet thereon.

Being the same property conveyed to Joseph D. Chenger and spouse, Patricia L. Chenger by Warranty Deed from William R. Wills, III, married of record in Book 9467, Page 171, Register's Office for Davidson County, Tennessee, dated September 15, 1994 and recorded on September 16, 1994.

Being the same property conveyed to Joseph D. Chenger by Quitclaim Deed from Patricia L. Chenger of record in Instrument No. 20031017-0154281, Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 17, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 210 Wilsonia Avenue, Nashville, Tennessee 37205
(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 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 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 my/our hand(s) this 29th day of May, 2013.

Joseph D. Chenger

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2013, before me personally appeared Joseph D. Chenger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959