Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140047608 DEEDWARR
Recvd: 07/03/14 10:38 2 pgs
Fees:13.00 Taxes:967.55

20140703-0058754

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $261,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry L. Forehand 2600 Hillsboro Pike #109 Nashville TN 37212	Lender Select Mortgage 596 Lynnhaven Pkwy, #200 Virginia Beach, VA 23452	1-117-030H-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Leslie Carlson and wife Pamela Carlson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jerry L. Forehand, Judith L. Forehand and Melanie J. Forehand hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 109, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

* and 20060919-0116052,

Being part of the same property conveyed to Leslie P. Carlson and Pamela D. Carlson by Warranty Deed from Nashville Enclave, LP of record in Instrument No. 20061010-0125935, and dated September 22, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Easement for Temporary Construction as set forth in instrument recorded in Book 6502 Page 162 3) Charter of The Enclave at Hillsboro Village Condominium association of record in Instrument No. 20050928-0116816, 20050926-0115605 4) All matters appearing on plan of The Enclave at Hillsboro Village of record in Book 974 Page 3, Register's Office for Davidson County, Tennessee 5) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20051005-0019789 and amended in No. 20060210-0016562.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillsboro Village Condominiums

This property is improved property known as 2600 Hillsboro Pike #109, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of June, 2014.

Leslie Carlson

Pamela Carlson

Leslie P. Carlson is also known as Leslie Carlson.

Pamela D. Carlson is also known as Pamela Carlson.

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Carlson and Pamela Carlson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Roswell, Georgia, Tennessee, this 25th day of June, 2014.

Iryna Yadegary
Notary Public

My Commission expires: 6/12/2017

IRYNA YADEGARY
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires June 12, 2017

FILE NO: 08270