Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0265

BILL GARRETT, Davidson County
Trans:T20150028443 DEEDWARR
Recvd: 04/16/15 08:48 3 pgs
Fees:18.00 Taxes:1187.70
20150416-0033499

Province of Alberta
~~STATE OF TENNESSEE~~
~~COUNTY~~ OF St Albert
City

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Tim Nalesnik and Bonnie Nalesnik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2015

Notary Public
Commission Expires: no expiry

Paul W. Quantz
Being a Solicitor in the Province of Alberta

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lisa M. Weldon 6108 Hagers Grove Pass Hermitage, TN 37076	Shelter Mortgage Company, LLC 4000 Chemical Rd. Ste 200 Plymouth Meeting, PA 19462	098-10-0A-044.00

WARRANTY DEED

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,

Tim Nalesnik and Bonnie Nalesnik, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa M. Weldon, unmarried

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:

BEING Lot No. 27, on the Plan of Phase Two, Hagars Grove, of record in Instrument No. 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tim Nalesnik and Bonnie Nalesnik by Warranty Deed from Vitaly Enenko and wife, Natalia Godzhaeva, dated 03/24/2009 and recorded 04/03/2009 of record in Instrument No. 20090403-0030705, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6108 Hagers Grove Pass, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1 day of April, 2015.

Tim Nalesnik

Bonnie Nalesnik

Bonnie Nalesnik

See attached Apostille

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country: CANADA

This public document

2. has been signed by Tim Nalesnik and Bonnie Nalesnik

3. acting in the capacity of individuals

4. bears the seal/stamp of _____

Certified

5. at St Albert Alberta 6. the _____

7. by Paul W Quantz

8. No. _____

9. Seal/Stamp

10. Signature:

PAUL W. QUANTZ NOTARY PUBLIC PROVINCE OF ALBERTA

Paul W. Quantz
Being a Solicitor in the
Province of Alberta