Davidson County DEEDWARR Recvd: 06/22/15 14:00 3 pgs Fees:18.00 Taxes:314.50 **20150622-0059532**	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 June, 2015. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
# WARRANTY DEED FSBO15-1316	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Wood	Carl E. Wood	
827 Longhunter Ct.	(NAME) 827 Longhunter Ct.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	135080A92700CO
(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 STEPHANIE MICHAUD FKA STEPHANIE HAMILTON AND HUSBAND, DAVID MICHAUD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARL E. WOOD, SR unmarried, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 827 of , a Condominium Development in plat of record in Book 5200, Page 80, and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Tract # 19, Site Plan, Nashboro Village of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Stephanie Hamilton, unmarried by Warranty deed from Sandra J. Hardcastle, an unmarried widow of record in Instrument No. 20071210-0142585 Register's Office for Davidson County, Tennessee, dated December 3, 2007 and recorded on December 10, 2007.

Stephanie Hamilton is now know as Stephanie Michaud.

unimproved ( )
This is improved (X) property, known as 827 Longhunter Court, Nashville, Tennessee 37217
(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 15th day of June, 2015.

Stephanie Michaud fka Stephanie Hamilton
Stephanie Michaud fka Stephanie Hamilton

David Michaud
David Michaud

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2015, before me personally appeared Stephanie Michaud fka Stephanie Hamilton and husband, David Michaud 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 15th day of June, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Exp.

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

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY