Davidson County DEEDWARR
Recvd: 08/06/15 13:32 3 pgs
Fees:18.00 Taxes:444.00
20150806-0078452

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of July, 2015.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sierra Palumbos 210 Old Hickory Blvd. Apt 57 Nashville, TN 37221	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467-8000	142-04-0-A/57.00CO

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, **Angela S. Blanchard n/k/a Angela S. Carter, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sierra Palumbos, an unmarried woman**, 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:

Property known as 210 Old Hickory Blvd. Apt 57 Nashville, TN 37221, County of Davidson

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. 57 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq,. as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master Deed, and as further set out on a Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, said Register's office for Davidson County, Tennessee.

Being the same property conveyed to Angela S. Blanchard, a single woman by Deed from Danielle Sue Costill, unmarried dated 07/13/12, filed of record in Instrument No. 201207180063059, said Register's Office.

Tax Map and Parcel ID is as follows 142-04-0-A/57.00CO

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.

This is improved property known as 210 Old Hickory Blvd. Apt 57, Nashville, TN 37221

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, have a good right to convey it and the same is unemcumbered, 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 my hand this 30th day of July, 2015.

Angela S. Blanchard n/k/a Angela S. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2015, before me personally appeared **Angela S. Blanchard n/k/a Angela S. Carter**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of July, 2015.

Notary Public
Commission Expiration: 5/8/18

DEANNA GUYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **1/5/2016**

