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 31st day of August, 2015.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joy Ann Nielsen 210 Old Hickory Blvd., Unit 58 a/k/a Apt. 58 Nashville, TN 37221	InterLinc Mortgage Services 10613 West Sam Houston PKWY, N. Ste 200 Houston, TX 77064	-142-04-0A 058.00 CO

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 woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy Ann Nielsen, 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:

See Attached Exhibit "A" for Legal Description

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., Unit 58 a/k/a Apt. 58, 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 31st day of August, 2015.

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

Davidson County DEEDWARR
Recvd: 09/02/15 11:24 3 pgs
Fees:18.00 Taxes:444.00
20150902-0089368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 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 31st day of August, 2015.

Notary Public
Commission Expiration: 5/8/18

Exhibit "A"
Legal Description

Property known as 210 Old Hickory Blvd., Unit 58 a/k/a Apt. 58 Nashville, TN 37221, County of Davidson.

Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of Belle Forest Condominiums, according to the Master Deed of record in Book 5438, Page 99, and plan of record in Plat Book 5200, page 167, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela S. Blanchard by deed from Edwin E. Reed II, unmarried dated 6/29/2012, recorded 7/6/2012 filed of record in Book Instrument No. 20120706-0059449, said Register's Office.

Tax Map and Parcel ID is as follows 142-04-0A 058.00

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

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

