THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Thomas J. Carlson & Lindsey M. Carlson
5170 Hickory Hollow Parkway, #801
Antioch, TN 37013
SEND TAX BILLS TO:
Thomas J. and Lindsay M. Carlson
5170 Hickory Hollow Pkwy #801
Antioch, TN 37013

WARRANTY DEED

(Map 163-05-0A, Parcel 20.00)

Davidson County DEEDWARR
Recvd: 01/28/16 15:55 3 pgs
Fees:18.00 Taxes:555.00
20160128-0008546

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BENJAMIN P. MADONIA and wife, AMANDA LEE MADONIA**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **THOMAS J. CARLSON and LINDSEY M. CARLSON, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot 20, PHASE I, HICKORY HOLLOW TOWNHOMES (MILL PARK), as shown by plat of record in Plat Book 9700, page 686, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Benjamin P. Madonia, unmarried, by Warranty Deed dated August 27, 2007 from Stacy L. Williams and Tamara L. Williams, husband and wife, of record in Instrument 20070828-0103273, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 686 and Book 9700, pages 538 & 539; to Restrictive Covenants and By Laws of record in Book 10719, page 425 and Book 11167, page 757; to HOA Charter of record in Book 10719, page 419, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5170 Hickory Hollow Parkway, #801, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Amanda Lee Madonia, spouse of Benjamin P. Madonia, joins herein to convey any interest she may have in the property by virtue of marriage or otherwise.

WITNESS OUR HANDS and signatures on this the 22nd day of January, 2016.

Benjamin P. Madonia
BENJAMIN P. MADONIA

Amanda Lee Madonia
By: Benjamin P. Madonia, her attorney in fact
AMANDA LEE MADONIA,
BY: BENJAMIN P. MADONIA, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin P. Madonia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Amanda Lee Madonia, and acknowledged that he executed the same as the free act and deed of the said Amanda Lee Madonia for the purposes therein contained, by virtue of a Power of Attorney recorded in Record Book _____, page _____, in the Register's Office of Davidson County, Tennessee. **20160128-0008545**

Witness my hand and official seal, this the 22nd day of January, 2016.

Notary Public

My Commission Expires: **MAY 20, 2017**
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2016.

Notary Public

My commission expires: **MAY 20, 2017**
File No. 20160002

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Nicole Langhorst, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nicole Langhorst
Signature

State of Florida

County of Seminole

Personally appeared before me, LISA SORG ; a notary public for this county and state, NICOLE LANGHORST who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

L M Sorg
Notary's Signature Lisa M. Sorg

My Commission Expires: 7/11/18
Notary' Seal (if on paper)

Notary Public State of Florida
Lisa M Sorg
My Commission FF 135939
Expires 07/11/2018