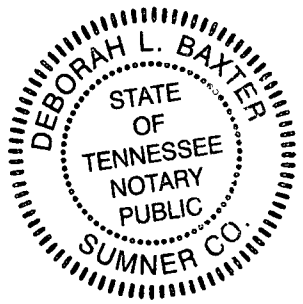
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June 2016

Notary Public

MY COMMISSION EXPIRES: 7/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hailey N. Verhaalen and Ronda Verhaalen	Hailey N. Verhaalen and Ronda Verhaalen	135 12 0A 021.00
(NAME)	(NAME)	
2043 Nashboro Blvd.	2043 Nashboro Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars ($122,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Carlson and Terese Carlson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hailey N. Verhaalen and Ronda Verhaalen, as tenants in common with right of survivorship**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2043 and Garage No. -0- of Nashboro Village Twelve Condominium, a Condominium Development 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 Nashboro Village Twelve Condominium of record in Book 4827, Page 30, as amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, and shown in Plat Book 4675, Page 121, 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 the 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.

Being the same property conveyed to Evangela Mahone, unmarried, Jasman Mahone, unmarried and Dominque Vine, unmarried, tenants in common with rights of survivorship by Warranty Deed from Monkstump Asset Management, LLC dated April 15, 2013 and recorded April 19, 2013 as Instrument No. 20130419-0039284, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-162670SSO

BILL GARRETT, Davidson County
Trans:T20160052061 DEEDWARR
Recvd: 06/20/16 10:38 2 pgs
Fees:13.00 Taxes:453.25
20160620-0062314

Further being the same property conveyed to Micheal Carlson and Terese Carlson, husband and wife by Warranty Deed from Evangela Mahone, unmarried and Jasman Mahone, unmarried and Dominque Vine, unmarried dated May 29, 2014 and recorded June 2, 2014 as Instrument No. 20140602-0047016, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2043 Nashboro Blvd., Nashville, TN 37217

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, has 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 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 our hands this 10th day of June, 2016.

Michael Carlson

Terese Carlson

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Carlson and Terese Carlson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2016.

Notary Public

My Commission Expires: 12.6.16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: NAT-162670SSO