WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Laura Rosenthal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christy N. Carlson	Lending Hand Mortgage, LLC	04216013800
(NAME)	(NAME)	
608 Gibson Dr.	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Laura Rosenthal and Ben Rosenthal, by and through his Attorney-In-Fact, Laura Rosenthal, and as Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy N. Carlson, a single woman and Jeffrey W. Wesenberg, a married man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55 on the Plan of Blair Heights, Section Six, of record in Book 2331, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura E. Meng and Ben Rosenthal, tenants in common with right of survivorship, from Randy Lee Fought and Wife, Geneva Kinkade Fought by Warranty Deed dated June 23, 2008 of record in Instrument No. 20080630-0067371, Register's Office for Davidson County, Tennessee. The said Laura E. Meng is n/k/a Laura Rosenthal.

****Power of Attorney executed by Ben Rosenthal to Laura Rosenthal is being recorded simultaneously herewith in Instrument No. 20160930-0103084, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLAIR HEIGHTS, SECTION SIX, OF RECORD IN BOOK 2331, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans: T20160085983 DEEDWARR
Recvd: 09/30/16 08:52 2 pgs
Fees: 13.00 Taxes: 739.63
20160930-0103085

unimproved ☐

This is improved ☑ property, known as 608 Gibson Dr., Madison, TN 37115
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 26th day of September, 2016.

Laura Rosenthal
Laura Rosenthal

Ben Rosenthal by Laura Rosenthal
Ben Rosenthal by Laura Rosenthal, Attorney in Fact Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Laura Rosenthal, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Ben Rosenthal, acting as that person's agent and attorney in fact, and the said Laura Rosenthal acknowledged that she executed the foregoing instrument as agent and attorney in fact for Ben Rosenthal for the purposes therein contained.

WITNESS my hand and seal, this 26th day of September, 2016.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public ~~Deanie Gregory~~

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Laura Rosenthal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 26th day of September, 2016.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115