BOX 10-A **WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120016210 DEEDWARR
Recvd: 03/05/12 15:08 2 pgs
Fees:13.00 Taxes:566.10
20120305-0019287

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00
T. Heather Risley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of February, 2012
Connie Taylor
Notary Public
MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Elaine McCarter	Fidelity Bank Mtg	173090A77700CO
(NAME)	(NAME)	
2668 Avery Park Drive	3 Corporate Square 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Candace Kolassa, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jordan Elaine McCarter, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 660, Section Two of Phase Eight, Lenox Village, as shown on plat of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Candace Kolassa, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 30, 2009 and filed on April 1, 2009 in Instrument Number 20090401-0029415, 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 X property, known as 2668 Avery Park Drive, Nashville, TN 37211

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 **29th** day of **February, 2012**

Candace Kolassa by Diane Crawford, her Attorney In Fact

Candace Kolassa by Diane Crawford, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Candace Kolassa, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20120305-0019286, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Candace Kolassa, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of February, 2012.

Laurie M Harris
Notary Public

My Commission Expires:
12-10-2012

