File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melanie F. Carnaggio 641 Old Hickory Blvd. Unit 20 Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171030B05100CO

BILL GARRETT, Davidson County
Trans:T20120095193 DEEDWARR
Recvd: 12/12/12 14:58 2 pgs
Fees:13.00 Taxes:839.90
20121212-0114644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott P. Sarnacke and spouse, Joyanne Sarnacke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie F. Carnaggio** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 84 on the Plan of Townhomes of Fredericksburg Phase One Section One of record in Book 9700, page 236, said Register's Office, to which Plan reference is made for a complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 236 , said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10126, page 486, Book 10275, page 959, Doc. No. 200007180070558 and Doc. No. 200507050076596, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 641 Old Hickory Boulevard, Unit 20, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of December, 2012.

Scott P. Sarnacke

Joyanne Sarnacke

State of TENNESSEE
County of DAVIDSON

On this 10th day of December, 2012 , before me the undersigned authority, personally appeared Scott P. Sarnacke and Joyanne Sarnacke , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DAVID A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Sworn and subscribed before me this the 10th day of December, 2012

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public