Davidson County DEEDWARR
Recvd: 03/22/13 09:35 3 pgs
Fees:18.00 Taxes:817.70
20130322-0028411

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $221,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2013. Notary Public My commission expires: 5/6/13

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa Tedesco and Grayson D. Adler	**New Owner**	**Map\Parcel: 083-02-0-314.00**
302 Manchester Avenue		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Kimberly Michelle Roberts-Davis, a married woman, now known as Kimberly Michelle Roberts, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Tedesco, unmarried and Grayson D. Adler, unmarried as joint tenants with rights 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Michelle Roberts-Davis, a married woman by Warranty Deed from Amy M. Frogge and husband Patrick Garland Frogge of record at Instrument No. 20061101-0135462, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 01, 2006.

The said Kimberly Roberts-Davis having since divorced and is now known as Kimberly Michelle Roberts pursuant to Marital Dissolution Agreement Docket No. 06D-1164, of record in the Eighth Circuit Court for Davidson County, Tennessee. **William D. Davis, former spouse, of Kimberly Roberts-Davis does not now, nor has ever had any martial interest in subject property, therefore is not required to join in the execution of this Warranty Deed.**

Andy Hellenthal, current spouse of Kimberly Roberts-Davis, now known as Kimberly Michelle Roberts does not now, nor has ever had any marital interest in subject property, therefore is not required to join in the execution of this Warranty Deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **X** unimproved ( ) property known as 302 Manchester Avenue Nashville, TN 37206.

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 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 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 my/our hand(s) this 15th day of March, 2013.

Kimberly Roberts-Davis n/k/a Kimberly Michelle Roberts

Kimberly Roberts-Davis,
n/k/a Kimberly Michelle Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kimberly Roberts-Davis, n/k/a Kimberly Michelle Roberts the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2013.

Michelle Smith Glass

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **413011MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15

