BILL GARRETT, Davidson County
Trans:T20130097992 DEEDWARR
Recvd: 11/18/13 15:11 2 pgs
Fees:13.00 Taxes:677.10
20131118-0118913

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $183,000.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **November, 2013** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob M. Lura	NEW OWNER	173090A30100CO
(NAME)	(NAME)	
817 Hobbit Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE, **Melanie J.Karsanac f/k/a Melanie J. Patton, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob M. Lura, married,** 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. 270 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melanie J. Patton, an unmarried woman by Warranty Deed from Marc A. Christman, unmarried dated January 19, 2007, of record in Instrument No. 20070119-0007997, Register's Office for Davidson County, Tennessee. Melanie J. Patton has since married and is now known as Melanie J. Karsanac.

Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

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 817 Hobbit Lane, 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 **18th** day of **November, 2013**

Melanie J. Karsanac

Melanie J. Karsanac

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Melanie J. Karsanac**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **November, 2013**

Notary Public

My commission expires:

