THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Christopher R Hegarty and Jenifer M Hegarty
S97W13867 Stonebridge Way
Muskego, WI 53150
Reference Number: TN22175E

Mail Tax Statements To:
Christopher R Hegarty and Jenifer M Hegarty
S97W13867 Stonebridge Way
Muskego, WI 53150

Tax ID: 043100C01100CO

Davidson County	**DEEDWARR**
Recvd: 07/19/17 14:22	**5 pgs**
Fees:28.00 Taxes:466.20	
20170719-0072844	

WARRANTY DEED

For and in good consideration of $126,000.00, **BETTY SOLFEST**, a married woman (this is non-homestead property for grantor and spouse), of 4719 W. County Road G, Caledonia, WI 53108, (hereinafter "Grantor") hereby bargain, deed and convey to **CHRISTOPHER R HEGARTY AND JENIFER M HEGARTY**, husband and wife, of S97W13867 Stonebridge Way, Muskego, WI 53150, (hereinafter "Grantee") the following described land in County of Davidson, free and clear with WARRANTY COVENANTS; to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 121 Allison Ann Pass, Madison, TN 37115

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required;

Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee and its heirs, against every person lawfully claiming the same or any part thereof.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 12th day of July, 2017.

Grantor:

Betty Solfest

STATE OF Wisconsin
COUNTY OF Waukesha

On this 12th day of July, 2017, before me personally appeared Betty Solfest, 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 that such person(s) executed the same as such person(s) free act and deed.

WITNESS my hand and official seal.

Notary Public
Printed Name: Lori A. Gibb
My Commission Expires: 3/21/18
Affiant ✓ Known ____ Unknown
ID Produced ✓

Lori A. Gibb Notary Public State of Wisconsin (Seal)

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 12th day of July, 2017 by Betty Solfest.

Notary Public
Commission Expires 3/31/18

Lori A. Gibb
Notary Public
State of Wisconsin

Name and address for person(s) responsible for taxes:

Christopher R Hegarty and Jenifer M Hegarty
S97W13867 Stonebridge Way
Muskego, WI 53150

Name and address of property owner:

Christopher R Hegarty and Jenifer M Hegarty
S97W13867 Stonebridge Way
Muskego, WI 53150

Exhibit "A"

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime, as established by Declaration of Covenants, Conditions, and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase 1, shown on Exhibit "C" to theDeclaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more compelte identification and description of said Unit.

Being the same property conveyed to Betty Solfest, married by Warranty Deed from Quincy Quick and wife, Michelle Quick, of record in Instrument No. 20170206-0012528 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded February 6, 2017.

True Copy Certification

I, Jessica Porubcan, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Wisconsin

County of Waukesha

Personally appeared before me, Mark Gerber, a notary public for this county and state, Jessica Porubcan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/9/18

Notary' Seal (if on paper)

