WARRANTY DEED

Bill Garrett Davidson County
Batch# 58147 DEEDWARR
02/13/2018 10:43:30 AM 2 pgs
Fees: $13.00 Taxes: $944.98

20180213-0014180

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 8021-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Mange	Same as new Owner	142-11-0-C-008.00 CO
(NAME) 165 Hicks Rd Number 8	(NAME)	
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Melissa Ellen Herrera, formerly known as Melissa E. Chadwick, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Mange and Timothy Mange, a married couple,** 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. 8 on the Plan of Aspen Heights, a planned unit development, of record in Book 9700, page 312, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa E. Chadwick, by Warranty Deed from Joseph Azar, married, joined by spouse, Katie W. Azar, dated October 4, 2012, of record in Instrument No. 20121010-0092651, corrected in Instrument No. 20121016-0094577, Register's Office for Davidson County, Tennessee. The said Melissa E. Chadwick having since married and subsequently divorced and per Final Decree and Marital Dissolution Agreement dated August 8, 2017, in Docket No. 17D932, in the Third Circuit Court for Davidson County, Tennessee, the above-described tract or parcel of land remains the separate property of Melissa Ellen Herrera formerly known as Melissa E. Chadwick free of any and all claims by husband Rodolfo Alberto Herrera.

unimproved ☐

This is improved ☑ property, known as 165 Hicks Road, Number 8, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 9700, page 312; Restrictions of record in Book 10303, page 698; Articles of Incorporation/ Charter of record in Book 10288, page 676; Affidavit of record in Instrument No. 20121016-0094577; all of record in the Register's Office for Davidson County, Tennessee.

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, 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 hand this 7th day of February, 2018.

Melissa Ellen Herrera

Melissa Ellen Herrera

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Melissa Ellen Herrera, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of February, 2018.

Notary Public
My Commission Expires: 03-23-19

File No.: 26928

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127