Bill Garrett Davidson County
Batch# 121181 DEEDWARR
07/26/2018 12:51:10 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20180726-0073046

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 804260 416534-002692 Kay Long	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 239,900.00 Affiant Subscribed and sworn to before me, this the 20th day of July, 2018. Notary Public My commission expires: 12/15/21 (Affix Seal)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jessica Marie Hedge	NAME: New Owner
STREET ADDRESS: 8212 Persia Way Nashville, TN 37211	STREET ADDRESS:
MAP & PARCEL NO.: 172-12-0D-487-00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melissa Lynne Karasack, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jessica Marie Hedge, an unmarried woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 8212 Persia Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 11th day of June, 2018.

X Melissa Lynne Karasack
Melissa Lynne Karasack

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Melissa Lynne Karasack, unmarried (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 11th day of June, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 533 on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, 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 William B. Cunningham, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060718-0086751 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 18, 2006. (Value of consideration shown in aforementioned deed $178,388.00.)

Being the same property conveyed to Melissa Lynne Karasack, a single woman by Warranty deed from William B. Cunningham, an unmarried man of record in Instrument No. 20170525-0052101 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 25, 2017. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 8212 Persia Way Nashville, Tennessee 37211.