RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811047

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147254 **DEEDWARR**
10/01/2018 11:12:33 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20181001-0096993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

NOTARY PUBLIC

My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sarah Guessetto 150 Stonecrest Drive Nashville, TN 37209	New Owner	114-12-0-A-106.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RACHEL C. HANSEN AND HUSBAND, MATTHEW HANSEN,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SARAH GUESSETTO, A SINGLE WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Rachel C. Hansen and husband, Matthew Hansen, by Warranty Deed from Teresa A. Ross, unmarried, dated 7/1/2013, recorded 7/12/2013, of record in Instrument No. 20130712-0072367, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 150 Stonecrest Drive, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of September, 2018.

RACHEL C. HANSEN

MATTHEW HANSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rachel C. Hansen and husband, Matthew Hansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of September, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19