Karen Y Johnson Davidson County
Batch# 158349 DEEDWARR
11/13/2018 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20181113-0111418

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2018.

(Notary Stamp)

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jessica R. Kanaski and Joshua M. Herrington	CapStar Bank	149-06-0-115.00
809 Pebble Creek Court	2002 Richard Jones Road, Ste. 300A	
Antioch, TN 37013	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Keith P. Wu and wife, June S. Wu

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jessica R. Kanaski, an unmarried woman and Joshua M. Herrington, an unmarried man, joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Oakwood Subdivision, Phase Six, Section One of record in Plat Book 7900, Page 419, Surveyor's Instrument Correction recorded in Book 8705, page 870, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

BEING the same property conveyed to Keith P. Wu and wife, June S. Wu by Quitclaim deed from Andrew Vilailack and wife, Andrea W. Vilailack of record in Instrument No. 20111129-0092592 Register's Office for Davidson County, Tennessee, dated November 23, 2011.

This is improved property known as **809 Pebble Creek Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of November, 2018.

Keith P. Wu

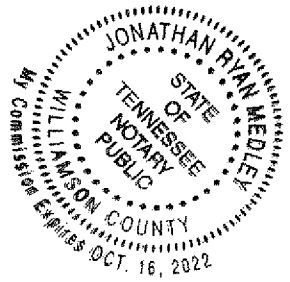
June S. Wu

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Keith P. Wu and June S. Wu, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of November, 2018.

Notary Public
My Commission Expires: _____



SolomonParks File No. 18-001270-524

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY