WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily J. Lucas	CMG Mortgage dba CMG Financial	
(NAME) 244 Highland Villa Circle	(NAME) 3160 Crow Canyon Road Suite 400	161-14-0B-244.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Jessica Searfoss, a married woman f/k/a Jessica Edwards, an unmarried woman and Patricia Searfoss, an unmarried woman,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Emily J. Lucas, an unmarried woman,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, described as Unit 244, Highland Villa, a Condominium, a Horizontal Property Regime located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the Plat of Highland Villa, of record in Plat Book 6200, Page 473 and as Exhibit "B" to the Master Deed of record in Book 7278, Page 312, Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jessica Edwards, an unmarried woman and Patricia Searfoss, an unmarried woman by Warranty Deed from Kristy Block, married, dated 05/04/2015 and record 05/05/2015, of record in Instrument 201505050040479, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 6200, Page 473, (2) Covenants, conditions, easements and restrictions recorded in of record in Book 7278, Page 312 and amendment recorded in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232 and Bylaw recorded in Book 7278, Page 334 and amendment recorded in Book 8090, Page 537; Book 8131, Page 95; Book 8658, Page 595; Book 9730, Page 268; Book 9730, Page 271; Instrument No. 200211180142476 and Instrument No. 200812100119221, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 231226 **DEEDWARR**
05/17/2019 09:13:10 AM 2 pgs
Fees: $13.00 Taxes: $769.23

20190517-0046559

File No.: 426729
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 244 Highland Villa Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of May, 2019.

Jessica Searfoss

Patricia Searfoss

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Searfoss and Patricia Searfoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of May, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129