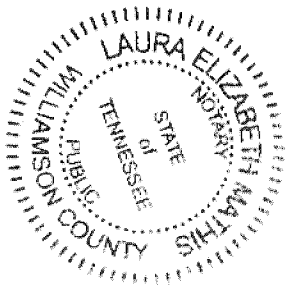
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF JUNE, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jesse Thomas and Rebecca McDonald-Thomas | New Owner | 172 10 0B 041.00 |
| (NAME) | (NAME) | |
| 6241 Palomar Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Harry Wesoloski,unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jesse Thomas and Rebecca McDonald-Thomas, husband and wife**, 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. 41 on the Plan of Christiansted Valley, Phase 2, Revision 1 Subdivision of record in Plat at Instrument No. 20010111-0003575 and revised in Instrument No. 20010209-0012854, 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 James Harry Wesoloski, unmarried by Warranty Deed from Gary Claude Maxwell, Jr., and wife Kristen Cooper Maxwell dated April 01, 2016 and recorded April 04, 2016 as Instrument No. 20160404-0031775, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6241 Palomar Court, Nashville, TN 37211

File Number: FRN-1905754SSO

Karen Johnson Davidson County
Batch# 244588 DEEDWARR
06/17/2019 03:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,526.25
20190617-0058278

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 I do covenant with the said Grantees that I am 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 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 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 13 day of June, 2019.

James Harry Wesoloski

STATE OF FL
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Harry Wesoloski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of June, 2019.

Notary Public

My Commission Expires: Aug 16, 2019

(SEAL)

LINDA CORVISON
Notary Public - State of Florida
Commission # FF 999168
My Comm. Expires Aug 16, 2019
Bonded through National Notary Assn.

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

**The actual consideration or value whichever is greater for this transfer is $ 412,500.00**

File Number: FRN-1905754SSO