G#25820-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017608 DEEDWARR
Recvd: 03/17/14 08:49 2 pgs
Fees:13.00 Taxes:2016.50
20140317-0021646

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$545,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Notary Public

My commission expires: 9.14.16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Stavely	**"New Owner"**	**11616001800**
808 Gadsden Place		
Franklin, TN 37067		

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, WE,

Teresa Rowlett Nacke and Kenneth Michael Nacke, Jr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Stavely

HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the Plan of Evergreen Heights Part Two, as of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Teresa Rowlett, unmarried, by Deed dated September 19, 2008, from Garry W. Tallent and wife, Tammy O. Tallent, of record in Instrument No. 200809230096912, Register's Office for Davidson County, Tennessee. And further conveyed to Teresa Rowlett Nacke and husband, Kenneth Michael Nacke, Jr., by Quitclaim Deed dated August 24th, 2010, from Teresa Rowlett Nacke f/k/a Teresa Rowlett, of record in Instrument No. 20100903-0070174, said Register's Office. The said Kenneth Michael Nacke, Jr., a married man, conveyed his interest to Teresa Rowlett Nacke, a married woman, by Quitclaim Deed dated January 20th, 2014, of record in Instrument No. 20140317-0021645 **, Register's Office for Davidson County, Tennessee.**

KENNETH Michael Nacke, Jr., spouse of the above named Teresa Rowlett Nacke, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Kenneth Michael Nacke, Jr., pursuant to a Power of Attorney executed by him on the 20th day of January, 2014, of record in Instrument No. 20140317-0021644 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee; and,
2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4027 Dorcas Court, Nashville, TN 37215** .

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 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 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/our hand(s) this **14th** day of **March, 2014.**

Teresa Rowlett Nacke

Teresa Rowlett Nacke

Kenneth Michael Nacke, Jr by Houston Howell, attorney-in-fact

Kenneth Michael Nacke, Jr.
By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Teresa Rowlett Nacke,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kenneth Michael Nacke, Jr.,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kenneth Michael Nacke, Jr.,** for the purpose therein contained, by signing the name of **Kenneth Michael Nacke, Jr.,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17