# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/15 08:39 3 pgs
Fees:18.00 Taxes:480.63
20150415-0033084

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$129,900.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2015.

Notary Public

My commission expires: 9/10/2018

(AFFIX SEAL)

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO**
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0129-11805

**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 |
|---|---|---|
| **Lucas R. Levingston**<br>**Rachael McLean Fahnestock** | SWBC Mortgage Corporation | **Map 053-03-0 Parcel 011-00** |
| 1216 Berry Street | 117 Seaboard Lane, Ste F205 | |
| Old Hickory, TN 37138 | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Dwight D. Randolph and wife, Lana M. Randolph, married**

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

**Lucas R. Levingston and Rachael McLean Fahnestock, 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. 147, on the Plan of Village of Old Hickory, Section "C", of record in Book 1424, Page 66, 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 Dwight D. Randolph and wife, Lana M. Randolph, married, by Deed dated May 18, 2007 from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20070522-0060940, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Dwight D. Randolph, pursuant to a Power of Attorney executed by same on the 30th day of March, 2015, of record in Instrument No. 20150415-0033082 Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 1424, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__X__) Unimproved (____) property, known as **1216 Berry Street, Old Hickory, TN 37130**

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 3 day of **April, 2015.**

Dwight D Randolph by Lana M. Randolph, attorney in fact

**Dwight D. Randolph by Lana M. Randolph, Attorney-in-Fact**

Lana M Randolph

**Lana M. Randolph**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Lana M. Randolph,** 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 3 day of **April, 2015.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 3 day of **April, 2015**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Lana M. Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Dwight D. Randolph** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dwight D. Randolph**, for the purpose therein contained, by signing the name of **Dwight D. Randolph,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of **April, 2015.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

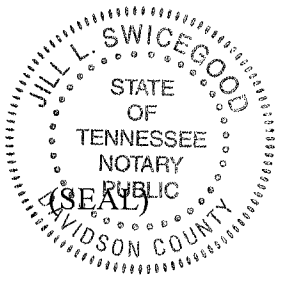
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: 9/10/2018