Davidson County DEEDWARR
Recvd: 11/21/16 15:48 3 pgs
Fees:18.00 Taxes:2331.00
20161121-0122915

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1423

33175

WARRANTY DEED

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, the undersigned **Jeffrey M. Ceccacci, and wife, Kelly Majoy Ceccacci**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin M. Doherty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 of Block 9 on the Plan of A Resubdivision of A Part of Royal Oaks Subdivision, of record in Book 547, page 167, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey M. Ceccacci and wife, Kelly Majoy Ceccacci, dated July 9, 2010 from Paragon Relocation Resources, Inc. of record in Instrument No. 20100714-0055122, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4314 Sunnybrook Drive, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18 day of November, 2016.

Jeffrey M. Ceccacci

Kelly Majoy Ceccacci

State of Michigan)
County of Washtenaw)

On this 18 day of November, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey M. Ceccacci and Kelly Majoy Ceccacci, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Mirela Maria Fodor
Notary Public

My Commission Expires: 12/26/2019

MIRELA MARIA FODOR
Notary Public - Michigan
Washtenaw County
My Commission Expires Dec 26, 2019
Acting in the County of Washtenaw

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 630,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of November, 2016.

Notary Public

My Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NEW OWNER:
Kevin M. Doherty
4314 Sunnybrook Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
130-3-35.00

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

