BILL GARRETT, Davidson County
Trans:T20170075229 DEEDWARR
Recvd: 08/29/17 10:52 2 pgs
Fees:13.00 Taxes:739.63
20170829-0088605

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of August, 2017, by and between Lacey Rodgers, unmarried, party of the first part, and Domanique Deal, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF WATERFORD SUBDIVISION, PHASE I, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 569, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Lacey Rodgers by virtue of that certain Quit Claim Deed dated 8.21.17 and being of record at Instrument No. 20170829000860 in the Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Lacey Caskey by virtue of that certain CASH Deed dated July 31, 2012, and being of record at Instrument No. 20120802-0068390 in the Register's Office of Davidson County, Tennessee.

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 heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lacey Rodgers

Lacey Rodgers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lacey Rodgers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-25-2019

My Commission Expires: 9/25/19

Property Owner & Address: Domanique Deal
1753 Merritt St.
Old Hickory, TN 37138

Tax Parcel No 053060A00500CO

Property Address: 1753 Merritt St
Old Hickory, TN 37138

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $199,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of August, 2017.

Notary Public

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

My Commission Expires: 6/19/18